

Mar 31, 2020

MILANO SECTION II BALANCE SHEET

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March 2020
ASSETS

CURRENT ASSETS:

IBERIA BANK OPERATING #1376	\$107,282.31
ASSESSMENTS RECEIVABLE	10,081.36
PREPAID EXPENSES	963.00
PREPAID FEDERAL TAXES	565.00

RESERVE BANK ACCOUNTS:

IBERIA BANK RESERVE - #1341	\$379,597.30
SYNOVUS BANK - #1901	54,958.59

TOTAL RESERVE BANK ACCOUNTS	<u>434,555.89</u>
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TOTAL CURRENT ASSETS	<u>\$553,447.56</u>
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TOTAL ASSETS	<u>\$553,447.56</u>
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LIABILITIES

CURRENT LIABILITIES:

PREPAID ASSESSMENTS	\$33,149.00
ALLOWANCE FOR BAD DEBT	1,554.61

TOTAL CURRENT LIABILITIES	<u>\$34,703.61</u>
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TOTAL LIABILITIES	<u>34,703.61</u>
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MILANO SECTION II BALANCE SHEET

March 2020
EQUITY

RESERVE FUNDS:			
INTEREST	\$18,234.45		
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	99,519.08		
CAPITAL	2,939.51		
	<hr/>		
TOTAL RESERVE FUNDS		434,555.89	
RETAINED EARNINGS		87,554.57	
NET INCOME(LOSS)		(3,366.51)	
		<hr/>	
TOTAL EQUITY			518,743.95
			<hr/>
TOTAL LIABILITIES & EQUITY			\$553,447.56
			<hr/>

MILANO SECTION II

STATEMENT OF REVENUE & EXPENSES

	1 Month Ended March 31, 2020		3 Months Ended March 31, 2020	
	Amount	%	Amount	%
REVENUE				
MAINTENANCE ASSESSMENTS	\$21,460.00	86.7%	\$64,380.00	86.7%
RESERVE ASSESSMENTS	3,305.34	13.3%	9,916.00	13.3%
TOTAL REVENUE	24,765.34	100.0%	74,296.00	100.0%
EXPENSES				
- OPERATING EXPENSES -				
ELECTRICITY	115.35	0.5%	347.22	0.5%
FIRE ALARM MAINTENANCE	2,958.31	11.9%	5,134.50	6.9%
FIRE ALARM MONITORING	0.00	0.0%	963.00	1.3%
INSURANCE	1,237.00	5.0%	1,237.00	1.7%
MANAGEMENT/ACCOUNTING	1,470.00	5.9%	4,410.00	5.9%
MASTER ASSOCIATION FEE	15,934.67	64.3%	47,804.00	64.3%
OFFICE/POSTAGE/ADMINISTRATI	399.95	1.6%	716.35	1.0%
PROFESSIONAL FEES	1,731.15	7.0%	4,268.65	5.7%
REPAIRS & MAINTENANCE	0.00	0.0%	1,800.00	2.4%
TAX RETURN PREPARATION	400.00	1.6%	400.00	0.5%
TAXES/LICENSES/FEES	902.00	3.6%	902.00	1.2%
TOTAL - OPERATING EXPENSES	25,148.43	101.5%	67,982.72	91.5%
- RESERVE EXPENSES -				
TRANSFER - INTEREST	236.10	1.0%	1,009.08	1.4%
TRANSFER - ROOF	3,000.25	12.1%	9,000.75	12.1%
TRANSFER - FIRE ALARM PANELS	139.09	0.6%	417.25	0.6%
TRANSFER - ENCLOSURE WITH A	42.00	0.2%	126.00	0.2%
TRANSFER-GUTTERS FOR BLDGS	124.00	0.5%	372.00	0.5%
TOTAL - RESERVE EXPENSES	3,541.44	14.3%	10,925.08	14.7%
TOTAL EXPENSES	28,689.87	115.8%	78,907.80	106.2%
NET INCOME(LOSS) BEFORE OTHER INCOME	(3,924.53)	-15.8%	(4,611.80)	-6.2%

MILANO SECTION II

STATEMENT OF REVENUE & EXPENSES

	1 Month Ended March 31, 2020		3 Months Ended March 31, 2020	
	<u> </u>	<u> </u>	<u> </u>	<u> </u>
OTHER INCOME				
LATE FEES	26.84	0.1%	268.21	0.4%
APPLICATION FEES	118.00	0.5%	(32.00)	0.0%
INTEREST EARNED-RESERVES	236.10	1.0%	1,009.08	1.4%
	<u> </u>		<u> </u>	
TOTAL OTHER INCOME	380.94	1.5%	1,245.29	1.7%
	<u> </u>		<u> </u>	
NET INCOME(LOSS) W/ OTHER INCOME	(3,543.59)	-14.3%	(3,366.51)	-4.5%
	<u> </u>		<u> </u>	
NET INCOME(LOSS)	(\$3,543.59)	-14.3%	(\$3,366.51)	-4.5%
	<u> </u>		<u> </u>	

MILANO SECTION II

STATEMENT OF REVENUE & EXPENSES

YEAR TO DATE PERFORMANCE

	3 Months Mar/20	Annual Budget	Unused	% Used
REVENUE				
MAINTENANCE ASSESSMENTS	\$64,380.00	\$257,520.00	\$193,140.00	25.0%
RESERVE ASSESSMENTS	9,916.00	39,664.00	29,748.00	25.0%
TOTAL REVENUE	74,296.00	297,184.00	222,888.00	25.0%
EXPENSES				
- OPERATING EXPENSES -				
ELECTRICITY	347.22	1,390.00	1,042.78	25.0%
FIRE ALARM MAINTENANCE	5,134.50	5,700.00	565.50	90.1%
FIRE ALARM MONITORING	963.00	4,000.00	3,037.00	24.1%
INSURANCE	1,237.00	38,140.00	36,903.00	3.2%
MANAGEMENT/ACCOUNTING	4,410.00	18,225.00	13,815.00	24.2%
MASTER ASSOCIATION FEE	47,804.00	191,216.00	143,412.00	25.0%
OFFICE/POSTAGE/ADMINISTRATIO	716.35	3,200.00	2,483.65	22.4%
PROFESSIONAL FEES	4,268.65	3,400.00	(868.65)	125.5%
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/FEES	902.00	2,599.00	1,697.00	34.7%
TOTAL - OPERATING EXPENSES	67,982.72	272,770.00	204,787.28	24.9%
- RESERVE EXPENSES -				
TRANSFER - INTEREST	1,009.08	4,000.00	2,990.92	25.2%
TRANSFER - ROOF	9,000.75	36,003.00	27,002.25	25.0%
TRANSFER - FIRE ALARM PANELS	417.25	1,669.00	1,251.75	25.0%
TRANSFER - ENCLOSURE WITH AC	126.00	504.00	378.00	25.0%
TRANSFER-GUTTERS FOR BLDGS	372.00	1,488.00	1,116.00	25.0%
TOTAL - RESERVE EXPENSES	10,925.08	43,664.00	32,738.92	25.0%
TOTAL EXPENSES	78,907.80	316,434.00	237,526.20	24.9%
NET INCOME(LOSS) BEFORE OTHER INCOME	(4,611.80)	(19,250.00)	(14,638.20)	24.0%

MILANO SECTION II STATEMENT OF REVENUE & EXPENSES

YEAR TO DATE PERFORMANCE

	3 Months Mar/20	Annual Budget	Unused	% Used
OTHER INCOME				
LATE FEES	268.21	500.00	231.79	53.6%
APPLICATION FEES	(32.00)	250.00	282.00	-12.8%
INTEREST EARNED-RESERVES	1,009.08	4,000.00	2,990.92	25.2%
TOTAL OTHER INCOME	1,245.29	4,750.00	3,504.71	26.2%
NET INCOME(LOSS) W/ OTHER INCOME	(3,366.51)	(14,500.00)	(11,133.49)	23.2%
NET INCOME(LOSS)	(\$3,366.51)	(\$14,500.00)	(\$11,133.49)	23.2%

MILANO SECTION II

STATEMENT OF REVENUE & EXPENSES

YEAR TO DATE VARIANCE PERFORMANCE

	3 Months Ended Mar/20	3 Months Ended Mar/20 Budget	Variance Fav/<Unf>	% Var
REVENUE				
MAINTENANCE ASSESSMENTS	\$64,380.00	\$64,380.00	\$0.00	0.0%
RESERVE ASSESSMENTS	9,916.00	9,915.99	0.01	0.0%
TOTAL REVENUE	74,296.00	74,295.99	0.01	0.0%
EXPENSES				
- OPERATING EXPENSES -				
ELECTRICITY	347.22	347.49	0.27	0.1%
FIRE ALARM MAINTENANCE	5,134.50	1,425.00	(3,709.50)	-260.3%
FIRE ALARM MONITORING	963.00	999.99	36.99	3.7%
INSURANCE	1,237.00	9,534.99	8,297.99	87.0%
MANAGEMENT/ACCOUNTING	4,410.00	4,556.25	146.25	3.2%
MASTER ASSOCIATION FEE	47,804.00	47,804.01	0.01	0.0%
OFFICE/POSTAGE/ADMINISTRATIO	716.35	800.01	83.66	10.5%
PROFESSIONAL FEES	4,268.65	849.99	(3,418.66)	-402.2%
REPAIRS & MAINTENANCE	1,800.00	1,125.00	(675.00)	-60.0%
TAX RETURN PREPARATION	400.00	99.99	(300.01)	-300.0%
TAXES/LICENSES/FEES	902.00	649.74	(252.26)	-38.8%
TOTAL - OPERATING EXPENSES	67,982.72	68,192.46	209.74	0.3%
- RESERVE EXPENSES -				
TRANSFER - INTEREST	1,009.08	999.99	(9.09)	-0.9%
TRANSFER - ROOF	9,000.75	9,000.75	0.00	0.0%
TRANSFER - FIRE ALARM PANELS	417.25	417.24	(0.01)	0.0%
TRANSFER - ENCLOSURE WITH AC	126.00	126.00	0.00	0.0%
TRANSFER-GUTTERS FOR BLDGS	372.00	372.00	0.00	0.0%
TOTAL - RESERVE EXPENSES	10,925.08	10,915.98	(9.10)	-0.1%
TOTAL EXPENSES	78,907.80	79,108.44	200.64	0.3%
NET INCOME(LOSS) BEFORE OTHER INCOME	(4,611.80)	(4,812.45)	200.65	4.2%

MILANO SECTION II STATEMENT OF REVENUE & EXPENSES

YEAR TO DATE VARIANCE PERFORMANCE

	3 Months Ended Mar/20	3 Months Ended Mar/20 Budget	Variance Fav/<Unf>	% Var
OTHER INCOME				
LATE FEES	268.21	125.01	143.20	114.6%
APPLICATION FEES	(32.00)	62.49	(94.49)	-151.2%
INTEREST EARNED-RESERVES	1,009.08	999.99	9.09	0.9%
TOTAL OTHER INCOME	1,245.29	1,187.49	57.80	4.9%
NET INCOME(LOSS) W/ OTHER INCOME	(3,366.51)	(3,624.96)	258.45	7.1%
NET INCOME(LOSS)	(\$3,366.51)	(\$3,624.96)	\$258.45	7.1%

MILANO SECTION II

Check Register (Checks and EFTs of All Types)

Sorted by Check Number
March 2020 Checks/EFTs

Check Number	Date	EFT#/Vend /Invoice	Invoice Amount	Amount Paid	Credits	Discounts	Net Amount
Cash Account #2 [IBERIA OPER #1376]							
1391	03/04/20	CFI	COLLIER FINANCIAL, INC.				1717.40
1392	03/04/20	NAPLES FIRE	NAPLES FIRE PROTECTION, INC.				963.00
1393	03/04/20	WATERWAYS	WATERWAYS ASSOCIATION MGMT, LLC				934.55
1394	03/25/20	MC GRIFF	MC GRIFF INSURANCE SERVICES				1237.00
1395	03/25/20	PECK	PECK & PECK, P.A.				1588.55
1396	03/31/20	NAPLES FIRE	NAPLES FIRE PROTECTION, INC.				225.00
1397	03/31/20	NAPLES FIRE	NAPLES FIRE PROTECTION, INC.				1732.50
1398	03/31/20	NAPLES FIRE	NAPLES FIRE PROTECTION, INC.				615.80
1399	03/31/20	NAPLES FIRE	NAPLES FIRE PROTECTION, INC.				385.01
Cash account				0.00	0.00	0.00	9398.81

MILANO SECTION II
Check Register (Checks and EFTs of All Types)
 Sorted by Check Number
 March 2020 Checks/EFTs

Check Number	Date	EFT#/Vend /Invoice	Invoice Amount	Amount Paid	Credits	Discounts	Net Amount
Cash Account #8 [SYNOVUS BNK RESV #1901]							
107	03/31/20	HECTOR MARIO	HECTOR MARIO LAWNS, LLC				1715.00
		Cash account		0.00	0.00	0.00	1715.00
		Report Total		0.00	0.00	0.00	11113.81

MILANO SECTION II

Instant Check Distribution Report

Sorted by Check Number
March 2020 Checks

Payee Name/ Check #	Date/ G/L Acct	Account Description	Debit	Credit
Cash Account #2 [IBERIA OPER #1376]				
COLLIER FINANCIAL, INC. - CFI				
1391	03/04/20			
	890.000	MANAGEMENT/ACCOUNTING	670.00	
	910.000	OFFICE/POSTAGE/ADMINISTRATION	265.40	
	987.000	APPLICATION FEES	50.00	
	987.000	APPLICATION FEES	32.00	
	925.000	PROFESSIONAL FEES	300.00	
	940.000	TAX RETURN PREPARATION	400.00	
	106.000	IBERIA BANK OPERATING #1376		1717.40
NAPLES FIRE PROTECTION, INC. - NAPLES FIRE				
1392	03/04/20			
	130.000	PREPAID EXPENSES	963.00	
	106.000	IBERIA BANK OPERATING #1376		963.00
WATERWAYS ASSOCIATION MGMT, LLC - WATERWAYS				
1393	03/04/20			
	890.000	MANAGEMENT/ACCOUNTING	800.00	
	910.000	OFFICE/POSTAGE/ADMINISTRATION	134.55	
	106.000	IBERIA BANK OPERATING #1376		934.55
MC GRIFF INSURANCE SERVICES - MC GRIFF				
1394	03/25/20			
	870.000	INSURANCE	1237.00	
	106.000	IBERIA BANK OPERATING #1376		1237.00
PECK & PECK, P.A. - PECK				
1395	03/25/20			
	925.000	PROFESSIONAL FEES	1536.25	
	925.000	PROFESSIONAL FEES	52.30	
	106.000	IBERIA BANK OPERATING #1376		1588.55
NAPLES FIRE PROTECTION, INC. - NAPLES FIRE				
1396	03/31/20			
	860.000	FIRE ALARM MAINTENANCE	225.00	
	106.000	IBERIA BANK OPERATING #1376		225.00

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

Payee Name/ Check #	Date/ G/L Acct	Account Description	Debit	Credit
NAPLES FIRE PROTECTION, INC. - NAPLES FIRE				
1397	03/31/20			
	860.000	FIRE ALARM MAINTENANCE	1732.50	
	106.000	IBERIA BANK OPERATING #1376		1732.50
NAPLES FIRE PROTECTION, INC. - NAPLES FIRE				
1398	03/31/20			
	860.000	FIRE ALARM MAINTENANCE	615.80	
	106.000	IBERIA BANK OPERATING #1376		615.80
NAPLES FIRE PROTECTION, INC. - NAPLES FIRE				
1399	03/31/20			
	860.000	FIRE ALARM MAINTENANCE	385.01	
	106.000	IBERIA BANK OPERATING #1376		385.01

Mar 31, 2020

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

<u>Payee Name/ Check #</u>	<u>Date/ G/L Acct</u>	<u>Account Description</u>	<u>Debit</u>	<u>Credit</u>
Cash Account #8 [SYNOVUS BNK RESV #1901]				
HECTOR MARIO LAWNS, LLC - HECTOR MARIO				
107	03/31/20			
	560.000	HURRICANE IRMA INS. SETTLEMENT-20	1715.00	
	205.000	SYNOVUS BANK - #1901		1715.00

Mar 31, 2020

MILANO SECTION II

Accounts Receivable Aging Report - Detail Report

As of: 03/31/20, Aged by Due date

Inv #	Due Date	Current	1 to 30	31 to 60	61 to 90	Over 90	Balance
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
Customer Total		0.00	0.00	46.73	918.00	0.00	964.73
		0.0%	0.0%	4.8%	95.2%	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	0.00	0.00	1004.00	5354.61	6358.61
		0.0%	0.0%	0.0%	15.8%	84.2%	
15552		*ATTY* PORTALATIN, SANDRA P.					
102019	10/01/19					406.44	406.44
12020	01/01/20				1004.00		1004.00
Customer Total		0.00	0.00	0.00	1004.00	406.44	1410.44
		0.0%	0.0%	0.0%	71.2%	28.8%	
15733		*ATTY*PEARO, THERESA					
12020	01/01/20				184.24		184.24
Customer Total		0.00	0.00	0.00	184.24	0.00	184.24
		0.0%	0.0%	0.0%	100.0%	0.0%	
15737		VICARELLA, JEFF & PETER					
12020	01/01/20				13.38		13.38
Customer Total		0.00	0.00	0.00	13.38	0.00	13.38
		0.0%	0.0%	0.0%	100.0%	0.0%	
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
Customer Total		0.00	0.00	48.77	1004.00	0.00	1052.77
		0.0%	0.0%	4.6%	95.4%	0.0%	
15768		LOISEL, YVES & NATALIE					
12020	01/01/20				97.19		97.19
Customer Total		0.00	0.00	0.00	97.19	0.00	97.19
		0.0%	0.0%	0.0%	100.0%	0.0%	
Report Total		0.00	0.00	95.50	4224.81	5761.05	10081.36
		0.0%	0.0%	0.9%	41.9%	57.1%	



FIRE PROTECTION, INC.
 28741 South Diesel Drive
 Bonita Springs, FL 34136
 (239) 614-7155 (Fax) 614-7154
 Lic #19972800011997 Lic #EC1305314

Invoice

DATE	INVOICE #
3/31/2020	87188

EIN #80-0445870

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

JOB NAME:
Milano II 15761 Marcell Dr Naples, FL 34110

Active Since	P.O. NO.	Terms	Tech/Sales Rep	JOB NUMBER
		Due on receipt - Service		18382468-AS-AM

DESCRIPTION	AMOUNT
Per Naples Fire Protection Quote #1113843	385.01
3/3/2020 Service Call: NFPF0416 - BLD 14 & 15 /15761 MARCELLO CIR Reporting system trouble. Panel in trouble upon arrival. Found bad tamper switch on backflow. Replaced tamper. System normal.	
7.0% Sales Tax - COLLIER COUNTY	0.00
<p>PAID</p> <p>Date: <u>3/31/20</u></p> <p>Chk#: <u>1399</u></p> <p>Acct#: <u>860</u></p>	
<p>YES, WE'RE OPEN</p> <p>We are an essential business providing life safety measures.</p> <p>Please confirm appointments so we can continue to service your property as needed.</p> <p>Thank you.</p>	

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

Total	\$385.01 ✓
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FW: Invoice 87188 from Naples Fire Protection, Inc.

Tue 3/31/2020 4:23 PM

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

📎 1 attachments (128 KB)

Inv_87188_from_Naples_Fire_Protection_Inc_22400.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: Tuesday, March 31, 2020 4:17 PM

To: Stefany Cordoba <stefany@waterwaysmgmt.com>

Subject: Invoice 87188 from Naples Fire Protection, Inc.

Naples Fire Protection, Inc.

Invoice Due: 04/30/2020

87188

Amount Due: **\$385.01**

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) 814-7165 (Fax) 814-7154
 Lic #19872990011097 Lic #EC13005314

Invoice

DATE	INVOICE #
3/31/2020	87103

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		581122-XI-JKM

(3) New 5# ABC Fire Extinguishers	221.25T
(2) O-Rings	8.00T
(2) VOS Collars	2.50T
(3) Cato Cabinet Locks & Frames	67.50T
7.0% Sales Tax - COLLIER COUNTY	40.29
<p>PAID</p> <p>Date: <u>3/31/20</u></p> <p>Chk#: <u>1398</u></p> <p>Acct#: <u>860</u></p>	
<p>YES, WE'RE OPEN</p> <p>We are an essential business providing life safety measures. Please confirm appointments so we can continue to service your property as needed. Thank you.</p>	

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

Total	\$615.80 ✓
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FW: Invoice 87103 from Naples Fire Protection, Inc.

Tue 3/31/2020 9:19 AM

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

📎 1 attachments (130 KB)

Inv_87103_from_Naples_Fire_Protection_Inc_22400.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: Tuesday, March 31, 2020 9:15 AM

To: Stefany Cordoba <stefany@waterwaysmgmt.com>

Subject: Invoice 87103 from Naples Fire Protection, Inc.

Naples Fire Protection, Inc.

Invoice # 87103
87103

Amount Due: \$615.80

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 34136
 (239) 614-7166 (Fax) 614-7164
 Lic #19872800011997 Lic #EC13005314

Invoice

DATE	INVOICE #
3/25/2020	87013

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		212438-SY-JKM

DESCRIPTION	AMOUNT
Five Year Fire Sprinkler Inspection 50% Deposit <i>(ONE TIME - EVERY 5 YRS)</i>	1,732.50 ✓
7.0% Sales Tax - COLLIER COUNTY	0.00

PAID
 Date: 3/31/20
 Chk#: 1397
 Acct#: 860

To our Valued Customers,
 Naples Fire Protection is doing our very best to inspect, test and service all of your fire protection systems during these troubled times. We are taking extra precautions to keep both our employees and customers safe by keeping our distance, continuously cleaning our hands and by cleaning our trucks and tools each day.
 Please help us by allowing access as needed to your properties so that we can inspect and/or repair your systems as needed. These systems are needed now more than ever. In closing, I want to thank all of our brave men and women at Naples Fire Protection who continue to provide 24 hour service to our community.
 Sincerely,
 Bobby DiModica
 President

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

Total	\$1,732.50 ✓
--------------	--------------

FW: Invoice 87013 from Naples Fire Protection, Inc.

Stefany Cordoba <stefany@waterwaysmgmt.com>

Wed 3/25/2020 2:54 PM

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

1 attachments (130 KB)

Inv_87013_from_Naples_Fire_Protection_Inc_16844.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, March 25, 2020 11:41 AM

To: Stefany Cordoba <stefany@waterwaysmgmt.com>

Subject: Invoice 87013 from Naples Fire Protection, Inc.

Naples Fire Protection, Inc.

Invoice Due: 04/24/2020
87013

Amount Due: **\$1,732.50**

Dear Stephany :

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

Thank you for your business - we appreciate it!

Sincerely,

<https://us.exg7.exghost.com/owa/>

Naples Fire Protection, Inc.

3/27/2020



FIRE PROTECTION, INC.
 28741 South Diesel Drive
 Bonita Springs, FL 34135
 (239) 514-7155 (Fax) 514-7154
 Lic #19672800011907 Lic #EC10005314

Invoice

DATE	INVOICE #
1/23/2020	85223

PAST DUE

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	DGB	0811-138-SI

DESCRIPTION	AMOUNT
Quarterly Fire Sprinkler Inspection dated January 21, 2020	225.00 ✓
7.0% Sales Tax - COLLEGER COUNTY	0.00

PAID
 Date: 3/31/20
 Chk#: 1396
 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!

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

FW: Invoice 85223 from Naples Fire Protection, Inc.

Jennifer Placeres <Jennifer@waterwaysmgmt.com>

Wed 3/25/2020 4:34 PM

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

1 attachments (130 KB)

Inv_85223_from_Naples_Fire_Protection_Inc_6948.pdf;

Good Afternoon,

Please see attached 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
www.waterwaysmgmt.com

From: Carolyn Baker [mailto:carolynb@naplesfireprotection.com]
Sent: Wednesday, March 25, 2020 3:52 PM
To: Stefany Cordoba <stefany@waterwaysmgmt.com>
Cc: Jennifer Placeres <Jennifer@waterwaysmgmt.com>
Subject: FW: Invoice 85223 from Naples Fire Protection, Inc.

Stefany,

Who do we need to be sending invoices to for Milano II? I called support@collierfinancial.net and she said they have to go to support@waterwaysmgmt.com first for approval then they got collier financial.

We have the attached invoice as 32 days past due because support@collierfinancial.net says they have not received.

To our Valued Customers,

Naples Fire Protection is doing our very best to inspect, test and service all of your fire protection systems during these troubled times. We are taking extra precautions to keep both our employees and customers safe by keeping our distance, continuously cleaning our hands, trucks and tools each day.

Please help us by allowing access as needed to your properties so that we can inspect and/or repair your systems as needed. These Life Safety systems are needed now more than ever. In closing, I want to thank all of our brave men and women at Naples Fire Protection who continue to provide 24 hour service to our community.

Sincerely,

Bobby DiModica
President



FIRE PROTECTION, INC.
28741 South Oweel Drive
Bonda Springs, FL 34735
(239) 514-7155 (Fax) 514-7154
Lic #19072000311997 Lic REG12025174

Carolyn Baker

Accounts Receivable

Fire Extinguisher Coordinator

Fire Sprinkler Service Coordinator

P: 239-514-7155 ext.2900

F: 239-514-7154



Naples Fire Protection has gone paperless!

Please reply to this email with your preferred email address to receive invoices as well as an email address to receive all other documents. Thank you!

From: Carolyn Baker

Sent: Thursday, February 27, 2020 1:22 PM

To: support@collierfinancial.net

Subject: Invoice 85223 from Naples Fire Protection, Inc.

Naples Fire Protection, Inc.

Invoice PAST DUE

85223 Due: 02/22/2020

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,

Naples Fire Protection, Inc.

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

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

March 20, 2020

File #: 2238-001
 Inv #: 21475

RE: General Matters

DATE	DESCRIPTION	HOURS	AMOUNT	LAWYER
Mar-09-20	Telephone call from property manager regarding closed meeting.	0.10	27.50	MPR
Mar-11-20	Review e-mails from board member regarding legal matters, review complaints provided and governing documents.	0.30	82.50	MPR
	Telephone call from property manager regarding three units.	0.20	55.00	MPR
	Travel to and attend closed board meeting regarding legal issues.	1.75	481.25	MPR
Mar-12-20	Review Public Records; preparation of ledger; and draft demand letter to Landgraf (15510 Marcello).		150.00	MPR
	Review Public Records; preparation of ledger; and draft demand letter to Pearo (15733 Marcello).		150.00	MPR
	Review Public Records; preparation of ledger; and draft demand letter to Uramn (15741 Marcello).		150.00	MPR
Mar-18-20	Draft letter to owners of 15502 Marcello regarding disapproval of lease renewal.	0.50	137.50	MPR
	Review docket in eviction case for (15737 Marcello) along with Answer filed by	0.30	82.50	MPR

Invoice #:

21475

purported tenant and follow up e-mail to property manager regarding same.

Begin drafting letter to owners regarding eviction of unauthorized tenant (15789 Marcello).	0.30	82.50	MPR
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Mar-19-20	Finalize letter and e-mail same to property manager with comments.	0.30	82.50	MPR
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	Telephone call to attorney (Piles) for Vicarella (15737 Marcello) regarding unauthorized party residing in unit and follow up e-mail to property manager regarding same.	0.20	55.00	MPR
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Totals		3.95	\$1,536.25 ✓	
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DISBURSEMENTS

Disbursements

Receipts

Mar-12-20	Postage, Demand Letter (15510 Marcello)	14.80	
	Postage, Demand Letter (15733 Marcello)	7.40	
	Postage, Demand Letter (15741 Marcello)	7.40	
Mar-18-20	Postage, Non-Renewal (15502 Marcello)	15.30	
Mar-20-20	Postage, Unapproved Lease Letter (15789 Marcello)	7.40	

Totals		\$52.30 ✓	\$0.00
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Balance Due Now

\$1,588.55 ✓

PAID

Date: 3/25/20

Chk#: 1395

Acct#: 925

3/23/2020

Mail - support@collierfinancial.net

Milano II Legal Invoice

Jennifer Placeres <Jennifer@waterwaysmgmt.com>

Mon 3/23/2020 6:19 PM

To: Collier Financial <support@collierfinancial.net>

📎 2 attachments (942 KB)

Peck & Peck pg1.pdf; Peck & Peck pg2.pdf;

Good Afternoon,

Please find attached a legal 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

www.waterwaysmgmt.com



McGriff Insurance Services

Remit to:
P.O. Box 890635
Charlotte, NC 28289-0635

000004481230000-132MILANSEC5132000006098400000001237005

----- INVOICE -----

Milano Section II Residents Association
c/o Waterways Association Management
2180 Immoklee Road Ste. #309
Naples, FL 34110

Invoice Date 03/18/20
Invoice No. 4481230
Bill-To Code 132MILANSEC
Client Code 132MILANSEC
Inv Order No. 132*6098400

Named Insured: Milano Section II Residents Association Inc

Amount Remitted: \$

Please return this portion with your payment.

Make checks payable to: McGriff Insurance Services

Effective Date	Policy Period	Coverage Description	Transaction Amount
04/06/20	04/06/20	Great American Insurance Company	
		to	
	04/06/21	Policy No. BINDEREPP259583613	
		Renewal - Directors & Officers CL	1,237.00 ✓
		Invoice Number: 4481230	
		Amount Due:	1,237.00 ✓
		Make Check Payable to and Mail to:	
		McGriff Insurance Services Inc	
		13515 Bell Tower Drive	
		Fort Myers, FL 33907	
		PAID	
		Date: 3/25/20	
		Chk#: 1394	
		Acct#: 870	

*****Please pay by invoice. Premiums are due and payable upon receipt or on the effective date whichever is later.*****

3/18/2020

Mail - support@collierfinancial.net

FW: Milano Section II Residents Association Inc - 04/06/20 Directors & Officers Invoice [-Internal-]

Stefany Cordoba <stefany@waterwaysmgmt.com>

Wed 3/18/2020 4:40 PM

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

Importance: High

📎 1 attachments (63 KB)

milano.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: Disch, Dawn <DDisch@mcgriffinsurance.com>

Sent: Wednesday, March 18, 2020 4:05 PM

To: Stefany Cordoba <stefany@waterwaysmgmt.com>

Subject: Milano Section II Residents Association Inc - 04/06/20 Directors & Officers Invoice [-Internal-]

Importance: High

Data Classification: [-Internal-]

Stefany,

Please find the attached Invoice for the above Associations D&O policy effective 04/06/2020.

If you should have any questions, please let us know.

Thank you,

Waterways Association Management

INVOICE

2180 Immokalee Road
Ste 309
Naples FL 34110
239-348-3030

3/01/2020

TO:
Milano II

FOR:
MARCH 2020
Management Invoice

DESCRIPTION	AMOUNT
Management Fee <i>MAR/20</i>	800.00
Office Expense	134.55
	934.55 ✓

Make all checks payable to Waterways Association Management

THANK YOU FOR YOUR BUSINESS!

Date: 3/4/20
 Chk#: 1393
 Acct#: 890/910

Waterways Association Management
 Monthly Office Expense Statement

P. 2 of 2

DATE	LABELS	COPIES	ENV	Month of:		LETTER HEAD	MISC	PURPOSE
				STAMPS	January			
2/1							\$15	Storage
2/4	74	222	74	78				Annual Meeting 2 nd Notice
2/4		10						15514 Lease app.
2/4		4						Print documentation for ESA from city.
2/25						30		Print Naples Fire estimates. mtg. w/ Jason
2/26		13						15789 Neighbors Dispute
TOTAL	1110	3735	2220	4290	6	15		\$134.55 ✓

OFFICE CHARGES:
 Individual Labels
 Sheet of Labels
 Copies (Letter)
 Copies (color)

.15 each
 2.00 per sheet
 .15 each
 .20 each

Envelopes
 Postage
 Financial Statement
 Storage

.30 each
 .50 each (US, up to 1 oz.)
 7.00 each
 15.00 monthly

Management Fee & Off. Expense

Thu 2/27/2020 2:01 PM

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

Cc: Karen Laureano <karen.j.laureano@gmail.com>; Leticia Lancsarics <lfussganger@gmail.com>; Lisa Van Gilder <ojedalisa83@yahoo.com>;

📎 1 attachments (341 KB)

[gulfcoast.mgmt.group@gmail.com_20200227_111659.pdf](#);

Good Afternoon,

Find attached our management invoice for March. Please note we still haven't received payment for February.

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

www.waterwaysmgmt.com



FIRE PROTECTION, INC.
 28741 South Diesel Drive
 Bonita Springs, FL 34135
 (239) 614-7155 (Fax) 514-7154
 Lic #19972900011097 Lic #EC13093314

Invoice

DATE	INVOICE #
3/1/2020	86314

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

(26/20)

Active Since	P.O. NO.	Terms	Tech/Sales Rep	JOB NUMBER
10/2019		Due on receipt - Service		581122-AM-JKM

DESCRIPTION	AMOUNT
Annual Fire Alarm Monitoring Service (6 panels) : Qtrly Billing for period April 1, 2020 - June 31, 2020	450.00T
Annual Cellular Service (6 panels) : Qtrly Billing for period April 1, 2020 - June 31, 2020	30.00T
7.0% Sales Tax - COLLIER COUNTY	63.00✓

(26/20)
 PAID
 Date: 3/4/20
 Chk#: 1392
 Acct#: 130

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!

Total	\$963.00 ✓
--------------	------------

FW: Invoice 86314 from Naples Fire Protection, Inc.

Mon 3/2/2020 4:05 PM

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

📎 1 attachments (123 KB)

Inv_86314_from_Naples_Fire_Protection_Inc_13836.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

www.waterwaysmgmt.com

From: Mike Dilius <miked@naplesfireprotection.com>

Sent: Monday, March 2, 2020 3:57 PM

To: Stefany Cordoba <stefany@waterwaysmgmt.com>

Subject: Invoice 86314 from Naples Fire Protection, Inc.

Naples Fire Protection, Inc.

Invoice

Amount Due: \$963.00

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.

COLLIER FINANCIAL, INC.

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

Date: March 1, 2020

Client: MILANO SECTION II

Due Upon Receipt

Invoice No. 3039

For Professional Services:

March 2020 Financial Services	890	\$	670.00	
Administrative Services (See Attached)	} 910 = 265.40 987 = 50.00 987 = 32.00 925 = 300.00	\$	647.40	
Other Fees - 2019 Tax Return Preparation		940	\$	400.00
TOTAL			\$	<u>1,717.40</u> ✓

PAID
Date: 3/4/20
Chk#: 1391
Acct#: SEE ABOVE

Thank you

MILANO SECTION II

Running
Balance 647.40

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
1/30/2020	Process Sales Appl - Wyerman s/t Wittock, 15560	50.00	50.00 ✓
	Process 2 bckgd cks (Wittock x2), 15560	16.00	32.00 Z
1/31/2020	9 pg email - bckgd ck results (Wittock x2), 15560	0.50	4.50
1/31/2020	33 copies - Wittock sales appl to atty & BOD, 15560	0.15	4.95
1/31/2020	3 pg email from mgmt - cov/inv	0.50	1.50
1/31/2020	10 env - Reminder Notice Invoices	0.15	1.50
1/31/2020	2 pg email from mgmt - cvr/invoice	0.50	1.00
2/3/2020	2019 1099 Research	50.00	50.00
	3 - 1099's Prepared	25.00	75.00
2/6/2020	Prepare 2019 RAAR	40.00	40.00
2/3/2020	1 pg email - Applicant Information invoice	0.50	0.50
2/3/2020	2 pg email from mgmt - cov/inv	0.50	1.00
1/24/2020	3 env, 4 cks total	0.15	0.45
2/10/2020	4 pg email - Estoppel & affidavit to title co, 15560	0.50	2.00
2/5/2020	2 env, 4 cks total	0.15	0.30
2/17/2020	1 pg email - Proxy for Dromgoole, 15459	0.50	0.50
2/17/2020	10 copies/3 pgs 2019 YEF for Annual Mtg.	0.15	4.50
2/18/2020	5 env - Late Notice Invoices	0.15	0.75
2/18/2020	PROFESSIONAL FEES - requested attendance at annual members meeting from 5:45-7:45 p.m. Sat through presentations by County Sheriff and Naples Fire Protection. Assisted as needed including Organizational meeting and Board member terms Evening rate for meeting - 2 hrs.	150.00	300.00 >
2/20/2020	11 pg email from mgmt - cov/inv	0.50	5.50
2/24/2020	4 pg email from mgmt - cov/inv	0.50	2.00
2/26/2020	4 env, 5 cks total	0.15	0.60
2/18/2020	2 kraits - COA & Sales appl to/from BOD for approval, 15560	0.35	0.70
2/27/2020	3 pg email - Original COA & estoppel to title co, 15560	0.50	1.50
	1 env with above info	0.15	0.15
2/27/2020	3 pg email from mgmt - cov/inv	0.50	1.50