

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

Balance Sheet For 5/31/2025

Operating Funds

Operating - Cogent 8389

\$61,502.09

Total Operating Funds

\$61,502.09

Reserve Funds

Reserve - Cogent 8405

\$100.87

Total Reserve Funds

\$100.87

Other Assets

Prepaid Insurance

\$905.90

Total Other Assets

\$905.90

Total Assets

\$62,508.86

Current Liabilities

Accounts Payable

\$87.97

Prepaid Association Fees

\$13,857.00

Total Current Liabilities

\$13,944.97

Equity

Retained Earnings

\$42,052.08

Net Income

\$6,511.81

Total Equity

\$48,563.89

Total Liabilities / Equity

\$62,508.86

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

Statement of Revenues and Expenses 5/1/2025 - 5/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Operating Income							
4100 - Association Fees	10,416.66	10,416.58	.08	62,500.00	62,499.48	.52	124,999.00
4114 - Sale/Rental Application Fee	75.00	-	75.00	150.00	-	150.00	-
4123 - Mailbox Funds	900.00	-	900.00	4,800.00	-	4,800.00	-
Total Operating Income	11,391.66	10,416.58	975.08	67,450.00	62,499.48	4,950.52	124,999.00
Total Income	11,391.66	10,416.58	975.08	67,450.00	62,499.48	4,950.52	124,999.00
Operating Expense							
Grounds							
5102 - Mulch	-	1,495.00	1,495.00	8,001.50	8,970.00	968.50	17,940.00
5106 - Palm Pruning	-	575.00	575.00	3,450.00	3,450.00	-	6,900.00
5107 - Plant Replacements	-	41.67	41.67	-	250.02	250.02	500.00
5108 - Oak Expense	-	186.67	186.67	2,405.00	1,120.02	(1,284.98)	2,240.00
5120 - Irrigation Repairs	75.00	433.83	358.83	1,724.50	2,602.98	878.48	5,206.00
Total Grounds	75.00	2,732.17	2,657.17	15,581.00	16,393.02	812.02	32,786.00
Buildings							
5242 - Sidewalk Cleaning	-	70.42	70.42	-	422.52	422.52	845.00
Total Buildings	-	70.42	70.42	-	422.52	422.52	845.00
Contracts							
5272 - Grounds	6,567.75	6,567.00	(.75)	39,406.50	39,402.00	(4.50)	78,804.00
Total Contracts	6,567.75	6,567.00	(.75)	39,406.50	39,402.00	(4.50)	78,804.00
Insurance, Fees & Taxes							
5291 - Insurance	150.53	165.25	14.72	898.83	991.50	92.67	1,983.00
5296 - Corporate Annual Report	-	5.08	5.08	61.25	30.48	(30.77)	61.00
Total Insurance, Fees & Taxes	150.53	170.33	19.80	960.08	1,021.98	61.90	2,044.00
Administration							
5321 - Tax Preparation	-	25.00	25.00	294.20	150.00	(144.20)	300.00
5322 - Legal	-	41.67	41.67	-	250.02	250.02	500.00
5324 - Management Fee	700.00	700.00	-	4,150.00	4,200.00	50.00	8,400.00
5328 - Office Expense	12.97	41.67	28.70	441.33	250.02	(191.31)	500.00
5335 - Contingency	-	68.33	68.33	105.08	409.98	304.90	820.00
Total Administration	712.97	876.67	163.70	4,990.61	5,260.02	269.41	10,520.00
Total Expense	7,506.25	10,416.59	2,910.34	60,938.19	62,499.54	1,561.35	124,999.00
Operating Net Total	3,885.41	(.01)	3,885.42	6,511.81	(.06)	6,511.87	-
Net Total	3,885.41	(.01)	3,885.42	6,511.81	(.06)	6,511.87	-