

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

Balance Sheet For 10/31/2025

Operating Funds

Operating - Cogent 8389

\$67,702.33

Total Operating Funds

\$67,702.33

Reserve Funds

Reserve - Cogent 8405

\$100.87

Total Reserve Funds

\$100.87

Other Assets

Prepaid Insurance

\$685.84

Total Other Assets

\$685.84

Total Assets

\$68,489.04

Current Liabilities

Accounts Payable

\$234.92

Prepaid Association Fees

\$11,387.78

Deferred Maintenance Fees

\$10,416.66

Total Current Liabilities

\$22,039.36

Equity

Retained Earnings

\$42,052.08

Net Income

\$4,397.60

Total Equity

\$46,449.68

Total Liabilities / Equity

\$68,489.04

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

Statement of Revenues and Expenses 10/1/2025 - 10/31/2025

	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	114,583.34	114,582.38	.96	124,999.00
4114 - Sale/Rental Application Fee	75.00	-	75.00	225.00	-	225.00	-
4123 - Mailbox Funds	-	-	-	4,800.00	-	4,800.00	-
Total Operating Income	10,491.66	10,416.58	75.08	119,608.34	114,582.38	5,025.96	124,999.00
Total Income	10,491.66	10,416.58	75.08	119,608.34	114,582.38	5,025.96	124,999.00
Operating Expense							
Grounds							
5102 - Mulch	-	1,495.00	1,495.00	8,001.50	16,445.00	8,443.50	17,940.00
5106 - Palm Pruning	-	575.00	575.00	6,900.00	6,325.00	(575.00)	6,900.00
5107 - Plant Replacements	-	41.67	41.67	-	458.37	458.37	500.00
5108 - Oak Expense	-	186.67	186.67	2,405.00	2,053.37	(351.63)	2,240.00
5120 - Irrigation Repairs	-	433.83	433.83	3,519.50	4,772.13	1,252.63	5,206.00
Total Grounds	-	2,732.17	2,732.17	20,826.00	30,053.87	9,227.87	32,786.00
Buildings							
5242 - Sidewalk Cleaning	-	70.42	70.42	1,200.00	774.62	(425.38)	845.00
Total Buildings	-	70.42	70.42	1,200.00	774.62	(425.38)	845.00
Contracts							
5272 - Grounds	6,567.75	6,567.00	(.75)	72,245.25	72,237.00	(8.25)	78,804.00
Total Contracts	6,567.75	6,567.00	(.75)	72,245.25	72,237.00	(8.25)	78,804.00
Insurance, Fees & Taxes							
5291 - Insurance	159.46	165.25	5.79	1,669.34	1,817.75	148.41	1,983.00
5296 - Corporate Annual Report	-	5.08	5.08	61.25	55.88	(5.37)	61.00
Total Insurance, Fees & Taxes	159.46	170.33	10.87	1,730.59	1,873.63	143.04	2,044.00
Administration							
5321 - Tax Preparation	-	25.00	25.00	294.20	275.00	(19.20)	300.00
5322 - Legal	-	41.67	41.67	-	458.37	458.37	500.00
5324 - Management Fee	700.00	700.00	-	7,650.00	7,700.00	50.00	8,400.00
5328 - Office Expense	159.92	41.67	(118.25)	647.62	458.37	(189.25)	500.00
5335 - Contingency	-	68.33	68.33	105.08	751.63	646.55	820.00
5338 - Special Projects	-	-	-	10,512.00	-	(10,512.00)	-
Total Administration	859.92	876.67	16.75	19,208.90	9,643.37	(9,565.53)	10,520.00
Total Expense	7,587.13	10,416.59	2,829.46	115,210.74	114,582.49	(628.25)	124,999.00
Operating Net Total	2,904.53	(.01)	2,904.54	4,397.60	(.11)	4,397.71	-
Net Total	2,904.53	(.01)	2,904.54	4,397.60	(.11)	4,397.71	-