

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

Budget Spread For Fiscal Year 2025

		Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Total
Operating Income														
Operating Income														
Association Fees	Budget	11,667	11,667	11,667	11,667	11,667	11,667	11,667	11,667	11,667	11,667	11,667	11,667	140,000
	Actual	11,667	11,667	11,667	11,667	11,667	11,667	11,667	-	-	-	-	-	81,667
	Variance								(11,667)	(11,667)	(11,667)	(11,667)	(11,667)	(58,333)
Sale/Rental Application Fee	Budget	-	-	-	-	-	-	-	-	-	-	-	-	-
	Actual	-	-	75	225	-	-	-	-	-	-	-	-	300
	Variance	-	-	75	225	-	-	-	-	-	-	-	-	300
Total Operating Income		11,667	11,667	11,667	11,667	11,667	11,667	11,667	11,667	11,667	11,667	11,667	11,667	140,000
Total Income		11,667	11,667	11,667	11,667	11,667	11,667	11,667	11,667	11,667	11,667	11,667	11,667	140,000

Operating Expense

Grounds														
Mulch	Budget	1,495	1,495	1,495	1,495	1,495	1,495	1,495	1,495	1,495	1,495	1,495	1,495	17,940
	Actual	11,875	-	-	-	2,600	(2,600)	-	-	-	-	-	-	11,875
	Variance	10,380	(1,495)	(1,495)	(1,495)	1,105	(4,095)	(1,495)	(1,495)	(1,495)	(1,495)	(1,495)	(1,495)	(6,065)
Sod	Budget	-	-	-	-	-	-	-	-	-	-	-	-	-
	Actual	-	-	-	-	14,870	1,200	-	-	-	-	-	-	16,070
	Variance	-	-	-	-	14,870	1,200	-	-	-	-	-	-	16,070
Palm Pruning	Budget	575	575	575	575	575	575	575	575	575	575	575	575	6,900
	Actual	-	-	2,210	-	55	5,147	-	-	-	-	-	-	7,412
	Variance	(575)	(575)	1,635	(575)	(520)	4,572	(575)	(575)	(575)	(575)	(575)	(575)	512
Plant Replacements	Budget	42	42	42	42	42	42	42	42	42	42	42	42	500
	Actual	1,200	-	-	-	-	(1,200)	-	-	-	-	-	-	-
	Variance	1,158	(42)	(42)	(42)	(42)	(1,242)	(42)	(42)	(42)	(42)	(42)	(42)	(500)
Oak Expense	Budget	-	-	-	-	-	-	-	-	-	-	-	-	-
	Actual	-	-	-	-	-	-	-	-	-	-	-	-	-
	Variance	-	-	-	-	-	-	-	-	-	-	-	-	-

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

Budget Spread For Fiscal Year 2025

		Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Total
Operating Expense														
Irrigation Repairs	Budget	434	434	434	434	434	434	434	434	434	434	434	434	5,206
	Actual	120	3,708	1,153	3,185	3,911	896	-	-	-	-	-	-	12,974
	Variance	(314)	3,274	719	2,752	3,478	463	(434)	(434)	(434)	(434)	(434)	(434)	7,768
Other Grounds	Budget	-	-	-	-	-	-	-	-	-	-	-	-	-
	Actual	-	-	-	-	-	2,600	-	-	-	-	-	-	2,600
	Variance	-	-	-	-	-	2,600	-	-	-	-	-	-	2,600
Total Grounds		2,546	2,546	2,546	2,546	2,546	2,546	2,546	2,546	2,546	2,546	2,546	2,546	30,546
Buildings														
Sidewalk Cleaning	Budget	70	70	70	70	70	70	70	70	70	70	70	70	845
	Actual	-	-	-	-	-	-	-	-	-	-	-	-	-
	Variance	(70)	(70)	(70)	(70)	(70)	(70)	(70)	(70)	(70)	(70)	(70)	(70)	(845)
Total Buildings		70	70	70	70	70	70	70	70	70	70	70	70	845
Contracts														
Grounds	Budget	6,765	6,765	6,765	6,765	6,765	6,765	6,765	6,765	6,765	6,765	6,765	6,765	81,180
	Actual	6,765	6,895	6,895	6,895	6,895	6,895	6,895	-	-	-	-	-	48,138
	Variance	-	130	130	130	130	130	130	(6,765)	(6,765)	(6,765)	(6,765)	(6,765)	(33,042)
Total Contracts		6,765	6,765	6,765	6,765	6,765	6,765	6,765	6,765	6,765	6,765	6,765	6,765	81,180
Insurance, Fees & Taxes														
Insurance	Budget	177	177	177	177	177	177	177	177	177	177	177	177	2,118
	Actual	159	164	164	164	164	164	164	-	-	-	-	-	1,141
	Variance	(17)	(13)	(13)	(13)	(13)	(13)	(13)	(177)	(177)	(177)	(177)	(177)	(977)
Corporate Annual Report	Budget	5	5	5	5	5	5	5	5	5	5	5	5	61
	Actual	-	-	61	-	-	-	-	-	-	-	-	-	61
	Variance	(5)	(5)	56	(5)	(5)	(5)	(5)	(5)	(5)	(5)	(5)	(5)	
Total Insurance, Fees & Taxes		182	182	182	182	182	182	182	182	182	182	182	182	2,179
Administration														

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

Budget Spread For Fiscal Year 2025

		Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Total
Operating Expense														
Tax Preparation	Budget	29	29	29	29	29	29	29	29	29	29	29	29	350
	Actual	-	-	-	300	-	-	-	-	-	-	-	-	300
	Variance	(29)	(29)	(29)	271	(29)	(29)	(29)	(29)	(29)	(29)	(29)	(29)	(50)
Legal	Budget	42	42	42	42	42	42	42	42	42	42	42	42	500
	Actual	-	-	-	-	-	-	-	-	-	-	-	-	-
	Variance	(42)	(42)	(42)	(42)	(42)	(42)	(42)	(42)	(42)	(42)	(42)	(42)	(500)
Management Fee	Budget	700	700	700	700	700	700	700	700	700	700	700	700	8,400
	Actual	700	700	700	700	700	700	700	-	-	-	-	-	4,900
	Variance	-	-	-	-	-	-	-	(700)	(700)	(700)	(700)	(700)	(3,500)
Office Expense	Budget	42	42	42	42	42	42	42	42	42	42	42	42	500
	Actual	31	36	16	236	15	10	98	-	-	-	-	-	443
	Variance	(11)	(5)	(25)	195	(27)	(32)	57	(42)	(42)	(42)	(42)	(42)	(57)
Social Events	Budget	-	-	-	-	-	-	-	-	-	-	-	-	-
	Actual	-	-	-	-	-	-	-	-	-	-	-	-	-
	Variance	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	Budget	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292	15,500
	Actual	49	-	-	-	379	-	71	-	-	-	-	-	499
	Variance	(1,243)	(1,292)	(1,292)	(1,292)	(912)	(1,292)	(1,221)	(1,292)	(1,292)	(1,292)	(1,292)	(1,292)	(15,001)
Total Administration		2,104	2,104	2,104	2,104	2,104	2,104	2,104	2,104	2,104	2,104	2,104	2,104	25,250
Total Expense		11,667	11,667	11,667	11,667	11,667	11,667	11,667	11,667	11,667	11,667	11,667	11,667	140,000
Operating Net Total		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-
Net Total		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-

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

Balance Sheet For 6/30/2026

Operating Funds

Operating - Cogent 8389

\$51,957.20

Total Operating Funds

\$51,957.20

Reserve Funds

Reserve - Cogent 8405

\$100.87

Total Reserve Funds

\$100.87

Accounts Receivables

Accounts Receivable

\$700.00

Total Accounts Receivables

\$700.00

Other Assets

Prepaid Insurance

\$798.49

Total Other Assets

\$798.49

Total Assets

\$53,556.56

Current Liabilities

Accounts Payable

\$98.17

Prepaid Association Fees

\$5,425.00

Deferred Maintenance Fees

\$23,333.32

Total Current Liabilities

\$28,856.49

Equity

Retained Earnings

\$49,146.31

Net Income

(\$24,446.24)

Total Equity

\$24,700.07

Total Liabilities / Equity

\$53,556.56

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

Statement of Revenues and Expenses 6/1/2026 - 6/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Operating Income							
4100 - Association Fees	11,666.68	11,666.67	.01	81,666.68	81,666.69	(.01)	140,000.00
4114 - Sale/Rental Application Fee	-	-	-	300.00	-	300.00	-
Total Operating Income	11,666.68	11,666.67	.01	81,966.68	81,666.69	299.99	140,000.00
Total Income	11,666.68	11,666.67	.01	81,966.68	81,666.69	299.99	140,000.00
Operating Expense							
Grounds							
5102 - Mulch	-	1,495.00	1,495.00	11,875.00	10,465.00	(1,410.00)	17,940.00
5103 - Sod	-	-	-	16,070.00	-	(16,070.00)	-
5106 - Palm Pruning	-	575.00	575.00	7,412.00	4,025.00	(3,387.00)	6,900.00
5107 - Plant Replacements	-	41.67	41.67	-	291.69	291.69	500.00
5120 - Irrigation Repairs	-	433.83	433.83	12,974.08	3,036.81	(9,937.27)	5,206.00
5190 - Other Grounds	-	-	-	2,600.00	-	(2,600.00)	-
Total Grounds	-	2,545.50	2,545.50	50,931.08	17,818.50	(33,112.58)	30,546.00
Buildings							
5242 - Sidewalk Cleaning	-	70.42	70.42	-	492.94	492.94	845.00
Total Buildings	-	70.42	70.42	-	492.94	492.94	845.00
Contracts							
5272 - Grounds	6,895.42	6,765.00	(130.42)	48,137.52	47,355.00	(782.52)	81,180.00
Total Contracts	6,895.42	6,765.00	(130.42)	48,137.52	47,355.00	(782.52)	81,180.00
Insurance, Fees & Taxes							
5291 - Insurance	163.67	176.50	12.83	1,141.48	1,235.50	94.02	2,118.00
5296 - Corporate Annual Report	-	5.08	5.08	61.25	35.56	(25.69)	61.00
Total Insurance, Fees & Taxes	163.67	181.58	17.91	1,202.73	1,271.06	68.33	2,179.00
Administration							
5321 - Tax Preparation	-	29.17	29.17	300.00	204.19	(95.81)	350.00
5322 - Legal	-	41.67	41.67	-	291.69	291.69	500.00
5324 - Management Fee	700.00	700.00	-	4,900.00	4,900.00	-	8,400.00
5328 - Office Expense	98.17	41.67	(56.50)	442.79	291.69	(151.10)	500.00
5335 - Contingency	70.55	1,291.67	1,221.12	498.80	9,041.69	8,542.89	15,500.00
Total Administration	868.72	2,104.18	1,235.46	6,141.59	14,729.26	8,587.67	25,250.00
Total Expense	7,927.81	11,666.68	3,738.87	106,412.92	81,666.76	(24,746.16)	140,000.00
Operating Net Total	3,738.87	(.01)	3,738.88	(24,446.24)	(.07)	(24,446.17)	-
Net Total	3,738.87	(.01)	3,738.88	(24,446.24)	(.07)	(24,446.17)	-

Portofino at Sun City Center Ft. Myers Property Owners Association

GL Entry Report 6/1/2026 - 6/30/2026

GL Entry				Debit	Credit	Total
6/26/2026 - 30379 - Deferred Maintenance						23333.32
Fund: Global Operating Reserve Summary: Contributions						
Created by: System						
4100 -	Association Fees	Global Operating	Expenditures	23,333.32	-	
2350 -	Deferred Maintenance Fees	Global Operating	Contributions	-	23,333.32	
6/26/2026 - 30349 - Prepaid Insurance Through 08/26 (GL Policy)						45.87
Fund: Global Operating Reserve Summary: Contributions						
Created by: System						
5291 -	Insurance	Global Operating	Expenditures	45.87	-	
1640 -	Prepaid Insurance	Global Operating	Contributions	-	45.87	
6/26/2026 - 30466 - Prepaid Insurance Through 12/26 (Crime/D&O Policy)						117.80
Fund: Global Operating Reserve Summary: Contributions						
Created by: System						
5291 -	Insurance	Global Operating	Expenditures	117.80	-	
1640 -	Prepaid Insurance	Global Operating	Contributions	-	117.80	

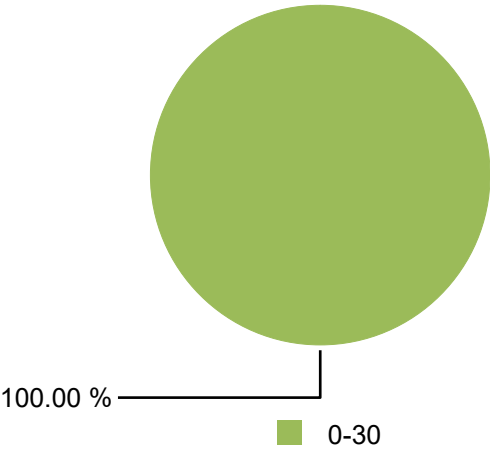
Portofino at Sun City Center Ft. Myers Property Owners Association, Inc.

AR Aging - 6/30/2026

SUMMARY

Charge	Balance
Maintenance Fee (1)	\$700.00
Total	\$700.00

DISTRIBUTION



Property	0-30	Over 30	Over 60	Over 90	Balance
12317618 - 10545 Bella Vista Drive - Bailey	\$700.00	-	-	-	\$700.00
Maintenance Fee	\$700.00	-	-	-	\$700.00
Total:	\$700.00	\$0.00	\$0.00	\$0.00	\$700.00
Property Count:	1	0	0	0	

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

Pre Paid Homeowners For 6/30/2026

Account	Property	Owner Name	Credit Amount
12314180	10519 Bella Vista Drive	Larry Adams, Trust	2,025.00
12314174	10511 Bella Vista Drive	Nancy Hall	1,300.00
12314185	10525 Bella Vista Drive	Richard Schwartzman	700.00
12314160	9925 Bella Vista Court	Michael Knepper	700.00
12314161	9932 Bella Vista Court	Leon Bilewitz	700.00
Total			5,425.00

(*** indicates previous owners)

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

Cash Disbursement - 6/30/2026

Date	CheckNo	Description	Amount
1250 - Operating - Cogent 8389			
6/1/2026	Auto Draft	SCHOO ASSOCIATION MANAGEMENT, LLC Inv # 993917	700.00
	5324 - Management Fee - MONTHLY MANAGEMENT FEE		700.00
6/9/2026	Check 1248	SCHOO ASSOCIATION MANAGEMENT, LLC Inv # MAY 2026	9.89
	5328 - Office Expense - OFFICE EXPENSES		9.89
6/17/2026	Check 1249	GREATVIEW LAWN CARE, LLC Inv # 20347	6,895.42
	5272 - Grounds - MONTHLY MAINTENANCE JUNE		6,895.42
6/17/2026	Check 1250	KAREN SICK Inv # 06082026	70.55
	5335 - Contingency - KAREN SICK-PORTOFINO - REIMBURSEMENT-ANNUAL PICNIC		70.55
6/17/2026	Check 1251	Owner Refund Acct # 123	2,630.00
	2301 - Owner Refund - Owner Refund for Acct: 12314180		2,630.00
	Larry Adams, Trust - 10519 Bella Vista Drive Fort Myers, FL 33913		
Total			10,305.86

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

GL Trial Balance For 6/1/2026 - 6/30/2026

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
5102 - Mulch		11,875.00	-	-	11,875.00
Date	Ledger ID Description		Debit	Credit	Type
5103 - Sod		16,070.00	-	-	16,070.00
Date	Ledger ID Description		Debit	Credit	Type
5106 - Palm Pruning		7,412.00	-	-	7,412.00
Date	Ledger ID Description		Debit	Credit	Type
5120 - Irrigation Repairs		12,974.08	-	-	12,974.08
Date	Ledger ID Description		Debit	Credit	Type
5190 - Other Grounds		2,600.00	-	-	2,600.00
Date	Ledger ID Description		Debit	Credit	Type
5272 - Grounds		41,242.10	6,895.42	-	48,137.52
Date	Ledger ID Description		Debit	Credit	Type
06/01/2026	20347 - GREATVIEW LAWN CARE, LLC - MONTHLY MAINTENANCE JUNE		6,895.42	-	Invoice
5291 - Insurance		977.81	163.67	-	1,141.48
Date	Ledger ID Description		Debit	Credit	Type
06/26/2026	Prepaid Insurance Through 12/26 (Crime/D&O Policy)		117.80	-	GL Entry
06/26/2026	Prepaid Insurance Through 08/26 (GL Policy)		45.87	-	GL Entry
5296 - Corporate Annual Report		61.25	-	-	61.25
Date	Ledger ID Description		Debit	Credit	Type
5321 - Tax Preparation		300.00	-	-	300.00
Date	Ledger ID Description		Debit	Credit	Type
5324 - Management Fee		4,200.00	700.00	-	4,900.00
Date	Ledger ID Description		Debit	Credit	Type

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

GL Trial Balance For 6/1/2026 - 6/30/2026

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
5324 - Management Fee		4,200.00	700.00	-	4,900.00
Date	Ledger ID Description		Debit	Credit	Type
06/01/2026	993917 - SCHOO ASSOCIATION MANAGEMENT, LLC - MONTHLY MANAGEMENT FEE		700.00	-	Invoice
5328 - Office Expense		344.62	98.17	-	442.79
Date	Ledger ID Description		Debit	Credit	Type
06/24/2026	06242026 - MICHAEL KNEPPER - REIMBURSE- BOARD MEMBER CLASS		50.00	-	Invoice
06/30/2026	JUNE 2026 - SCHOO ASSOCIATION MANAGEMENT, LLC - OFFICE EXPENSES		18.18	-	Invoice
06/30/2026	06302026 - NANCY FOLKS (PORTOFINO) - REIMBURSEMENT- BOARD CERTIFICATION		29.99	-	Invoice
5335 - Contingency		428.25	70.55	-	498.80
Date	Ledger ID Description		Debit	Credit	Type
06/08/2026	06082026 - KAREN SICK-PORTOFINO - REIMBURSEMENT- ANNUAL PICNIC		70.55	-	Invoice
Net Total		98,485.11	7,927.81	.00	106,412.92

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

AP Aging for Ending Date: 6/30/2026

Provider	Current	Over 30	Over 60	Over 90	Total
MICHAEL KNEPPER Inv # 06242026 on 6/24/2026 - REIMBURSE- BOARD MEMBER CLASS - Office Expense	50.00	0.00	0.00	0.00	50.00
NANCY FOLKS (PORTOFINO) Inv # 06302026 on 6/30/2026 - REIMBURSEMENT- BOARD CERTIFICATION - Office Expense	29.99	0.00	0.00	0.00	29.99
SCHOO ASSOCIATION MANAGEMENT, LLC Acct # 123 Inv # JUNE 2026 on 6/30/2026 - OFFICE EXPENSES - Office Expense	18.18	0.00	0.00	0.00	18.18
Total	98.17	0.00	0.00	0.00	98.17

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

Bank Account Reconciliation for Period 6/30/2026

Reconciliation Summary

Bank Account	Bank Bal.	Uncleared Items	Adj. Balance	Book Balance	Status
Operating - Cogent 8389	54,587.20	-2,630.00	51,957.20	51,957.20	Balanced
Reserve - Cogent 8405	100.87	0.00	100.87	100.87	Balanced

Unreconciled Items

Date	Description	Check No	Amount
Operating - Cogent 8389			
6/17/2026	Owner Refund	1251	-2,630.00
Total Operating - Cogent 8389			-2,630.00

Reconciled Items

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

Bank Account Reconciliation for Period 6/30/2026

Date	Description	Check No	Amount
Operating - Cogent 8389			
6/2/2026	ACH		700.00
6/2/2026	OLB		1,325.00
6/2/2026	LBX-CHK21		700.00
6/3/2026	ACH		9,800.00
6/3/2026	LBX-CHK21		700.00
6/5/2026	ACH		700.00
6/5/2026	LBX-CHK21		700.00
6/8/2026	ACH		1,400.00
6/8/2026	OLB		700.00
6/9/2026	CC		700.00
6/9/2026	ACH		2,800.00
6/10/2026	ACH		2,100.00
6/10/2026	OLB		700.00
6/12/2026	ACH		700.00
6/18/2026	OLB		700.00
6/22/2026	OLB		700.00
6/22/2026	LBX-CHK21		700.00
6/23/2026	LBX-CHK21		700.00
6/26/2026	OLB		700.00
6/26/2026	LBX-CHK21		700.00
6/30/2026	LBX-CHK21		700.00
6/1/2026	SCHOO ASSOCIATION MANAGEMENT, LLC		-700.00
6/9/2026	SCHOO ASSOCIATION MANAGEMENT, LLC	1248	-9.89
6/17/2026	GREATVIEW LAWN CARE, LLC	1249	-6,895.42
6/17/2026	KAREN SICK	1250	-70.55
Total Operating - Cogent 8389			20,949.14



420 S. Orange Ave. Ste.150 Orlando, FL 32801
Return Service Requested

Account Number XXXXXX8389
Statement Date 06/30/2026
Statement Thru Date 06/30/2026
Check/Items Enclosed 3
Page 1



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PORTOFINO AT SUN CITY CENTER FT MYERS
PROPERTY OWNERS ASSOCIATION INC
OPERATING
9403 CYPRESS LAKE DR STE C
FORT MYERS FL 33919-4994

Customer Service Information



Customer Care: 1.888.577.0404



Email: info@cogentbank.com



Mail: 420 S Orange Ave Ste. 150 Orlando, FL 32801



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ASSOCIATION BANKING CKG

Account Number: XXXXXX8389

Account Owner(s): PORTOFINO AT SUN CITY CENTER FT MYERS
PROPERTY OWNERS ASSOCIATION INC

Balance Summary

Beginning Balance as of 06/01/2026	\$33,638.06
+ Deposits and Credits (21)	\$28,625.00
- Withdrawals and Debits (4)	\$7,675.86
Ending Balance as of 06/30/2026	\$54,587.20
Service Charges for Period	\$0.00
Average Balance for Period	\$52,792.00
Average Collected for Period	\$52,792.00
Minimum Balance for Period	\$33,638.00

ACCOUNT TRANSACTIONS

Date	Description	Deposits	Withdrawals	Balance
Jun 01	BEGINNING BALANCE			\$33,638.06
Jun 02	PORTOFINO AT SUN/SETTLEMENT	700.00		34,338.06
	000027193198054 SCHOO ASSOCIATION MANA			
Jun 02	PORTOFINO AT SUN/SETTLEMENT	700.00		35,038.06
	000027203624722 SCHOO ASSOCIATION MANA			
Jun 02	VANCO PAYMENTS/GATEWAY XX1V5L2X7WMFPF	1,325.00		36,363.06
	SCHOO ASSOCIATION MANA			
Jun 03	PORTOFINO AT SUN/SETTLEMENT	700.00		37,063.06
	000027219653658 SCHOO ASSOCIATION MANA			
Jun 03	PORTOFINO AT SUN/SETTLEMENT	9,800.00		46,863.06
	000027208054602 SCHOO ASSOCIATION MANA			



Protect your business from disaster!

Business owners face numerous obstacles to getting back on their feet after a natural disaster. To help you prepare your home and business we've put together some resources for hurricane preparedness.

To learn more, visit www.cogentbank.com/blog



IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC TRANSFERS

In case of Errors or Questions About Your Electronic Transfers, please call us at 1.888.577.0404 or write us at 420 S Orange Ave. Ste. 150 Orlando FL 32801, as soon as you can if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt. We must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared.

- (1) Tell us your name and account number (if any).
- (2) Describe the error or the transfer you are unsure about and explain as clearly as you can why you believe it is an error or why you need more information.
- (3) Tell us the dollar amount of the suspected error.

We will investigate your complaint and will correct any error promptly. If we take more than 10 business days to do this, we will credit your account for the amount you think is in error, so that you will have the use of the money during the time it takes us to complete our investigation.

PRIVACY NOTICE

Federal law requires us to tell you how we collect, share and protect your personal information. Our privacy policy has not changed since 8/1/2010 and you may review our policy and practices with respect to your personal information at:

<https://cogentbank.com/privacy-and-legal/>

or we will mail you a free copy upon request if you call us at 1.888.577.0404.

CHECK 21 NOTIFICATION

If you request the return of your original checks you may receive a "Substitute Check: in response. The Substitute Check is the legal equivalent of the original check, and you have the rights that apply when you believe in good faith, that a Substitute Check was not properly charged to your account. Contact your banking office or call us at 1.888.577.0404 to request a Check 21 disclosure.

Easy Steps to Balance Your Account

Checking
Account

1.	Write here the amount shown on statement for ENDING BALANCE	\$
2.	Enter any deposits which have not been credited on this statement.	\$ +
3.	Total lines 1 & 2	\$ =
4.	Enter total from 4a (column on right side of page)	\$ -
5.	Subtract line 4 from line 3. This should be your checkbook balance.	\$ =

4a List any checks, payments, transfers or other withdrawals from your account that are not on this statement

Check No.	Amount	
	\$	
	\$	
	\$	
	\$	
	\$	
	\$	
	\$	
	\$	
	\$	
	\$	
	\$	
	\$	
	\$	
	\$	
Total Enter in Line 4 at Left		

<https://cogentbank.com/>

Member FDIC



ACCOUNT TRANSACTIONS (Continued)

Date	Description	Deposits	Withdrawals	Balance
Jun 05	PORTOFINO AT SUN/SETTLEMENT	700.00		47,563.06
	000027236444602 SCHOO ASSOCIATION MANA			
Jun 05	PORTOFINO AT SUN/SETTLEMENT	700.00		48,263.06
	000027245231730 SCHOO ASSOCIATION MANA			
Jun 05	TRANSFER DEBIT		700.00	47,563.06
Jun 08	VANCO PAYMENTS/GATEWAY XX1V5L317X6EXI	700.00		48,263.06
	SCHOO ASSOCIATION MANA			
Jun 08	PORTOFINO AT SUN/SETTLEMENT	1,400.00		49,663.06
	000027248945534 SCHOO ASSOCIATION MANA			
Jun 09	CLICKPAY STL CC/CP STL CC 78752773	700.00		50,363.06
	PORTOFINO AT SUN CITY			
Jun 09	PORTOFINO AT SUN/SETTLEMENT	2,800.00		53,163.06
	000027268028142 SCHOO ASSOCIATION MANA			
Jun 09	CHECK #1248		9.89	53,153.17
Jun 10	VANCO PAYMENTS/GATEWAY XX1V5L357XE91Q	700.00		53,853.17
	SCHOO ASSOCIATION MANA			
Jun 10	PORTOFINO AT SUN/SETTLEMENT	2,100.00		55,953.17
	000027281232690 SCHOO ASSOCIATION MANA			
Jun 12	PORTOFINO AT SUN/SETTLEMENT	700.00		56,653.17
	000027301473694 SCHOO ASSOCIATION MANA			
Jun 18	VANCO PAYMENTS/GATEWAY XX1V5L3D7XYNM2	700.00		57,353.17
	SCHOO ASSOCIATION MANA			
Jun 22	VANCO PAYMENTS/GATEWAY XX1V5L3E7Y2KVG	700.00		58,053.17
	SCHOO ASSOCIATION MANA			
Jun 22	PORTOFINO AT SUN/SETTLEMENT	700.00		58,753.17
	000027352771050 SCHOO ASSOCIATION MANA			
Jun 23	PORTOFINO AT SUN/SETTLEMENT	700.00		59,453.17
	000027374110246 SCHOO ASSOCIATION MANA			
Jun 24	CHECK #1249		6,895.42	52,557.75
Jun 24	CHECK #1250		70.55	52,487.20
Jun 26	VANCO PAYMENTS/GATEWAY XX1V5L3L7YGLNY	700.00		53,187.20
	SCHOO ASSOCIATION MANA			
Jun 26	PORTOFINO AT SUN/SETTLEMENT	700.00		53,887.20
	000027397346482 SCHOO ASSOCIATION MANA			
Jun 30	PORTOFINO AT SUN/SETTLEMENT	700.00		54,587.20
	000027425934530 SCHOO ASSOCIATION MANA			
Jun 30	ENDING BALANCE			\$54,587.20

CHECKS PAID

* Indicates a Skip in Check Number(s)

Date	Check No.	Amount	Date	Check No.	Amount	Date	Check No.	Amount
Jun 09	1248	9.89	Jun 24	1249	6,895.42	Jun 24	1250	70.55

DAILY BALANCE SUMMARY

Date	Balance	Date	Balance	Date	Balance
Jun 02	36,363.06	Jun 10	55,953.17	Jun 23	59,453.17
Jun 03	46,863.06	Jun 12	56,653.17	Jun 24	52,487.20
Jun 05	47,563.06	Jun 18	57,353.17	Jun 26	53,887.20
Jun 08	49,663.06	Jun 22	58,753.17	Jun 30	54,587.20
Jun 09	53,153.17				



ASSOCIATION BANKING CKG

Account Number: XXXXXX8405

Account Owner(s): PORTOFINO AT SUN CITY CENTER FT MYERS
PROPERTY OWNERS ASSOCIATION INC

Balance Summary

Beginning Balance as of 06/01/2026	\$100.87
+ Deposits and Credits (0)	\$0.00
- Withdrawals and Debits (0)	\$0.00
Ending Balance as of 06/30/2026	\$100.87
Service Charges for Period	\$0.00
Average Balance for Period	\$100.00
Average Collected for Period	\$100.00
Minimum Balance for Period	\$100.00

00009044 0038747 0003-0004



4

00009044 0038748 0004-0004

06/09/2026	Check 1248	\$9.89
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06/24/2026	Check 1249	\$6,895.42
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06/24/2026	Check 1250	\$70.55
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