

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	-	-	-	-	-	-	70,000
	Variance							(11,667)	(11,667)	(11,667)	(11,667)	(11,667)	(11,667)	(70,000)
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	-	-	-	-	-	-	41,242
	Variance	-	130	130	130	130	130	(6,765)	(6,765)	(6,765)	(6,765)	(6,765)	(6,765)	(39,938)
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	-	-	-	-	-	-	978
	Variance	(17)	(13)	(13)	(13)	(13)	(13)	(177)	(177)	(177)	(177)	(177)	(177)	(1,140)
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	-	-	-	-	-	-	4,200
	Variance	-	-	-	-	-	-	(700)	(700)	(700)	(700)	(700)	(700)	(4,200)
Office Expense	Budget	42	42	42	42	42	42	42	42	42	42	42	42	500
	Actual	31	36	16	236	15	10	-	-	-	-	-	-	345
	Variance	(11)	(5)	(25)	195	(27)	(32)	(42)	(42)	(42)	(42)	(42)	(42)	(155)
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	-	-	-	-	-	-	-	428
	Variance	(1,243)	(1,292)	(1,292)	(1,292)	(912)	(1,292)	(1,292)	(1,292)	(1,292)	(1,292)	(1,292)	(1,292)	(15,072)
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 5/31/2026

Operating Funds

Operating - Cogent 8389

\$33,638.06

Total Operating Funds

\$33,638.06

Reserve Funds

Reserve - Cogent 8405

\$100.87

Total Reserve Funds

\$100.87

Other Assets

Prepaid Insurance

\$962.16

Total Other Assets

\$962.16

Total Assets

\$34,701.09

Current Liabilities

Accounts Payable

\$9.89

Prepaid Association Fees

\$13,730.00

Total Current Liabilities

\$13,739.89

Equity

Retained Earnings

\$49,146.31

Net Income

(\$28,185.11)

Total Equity

\$20,961.20

Total Liabilities / Equity

\$34,701.09

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

Statement of Revenues and Expenses 5/1/2026 - 5/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Operating Income							
4100 - Association Fees	11,666.66	11,666.67	(.01)	70,000.00	70,000.02	(.02)	140,000.00
4114 - Sale/Rental Application Fee	-	-	-	300.00	-	300.00	-
Total Operating Income	11,666.66	11,666.67	(.01)	70,300.00	70,000.02	299.98	140,000.00
Total Income	11,666.66	11,666.67	(.01)	70,300.00	70,000.02	299.98	140,000.00
Operating Expense							
Grounds							
5102 - Mulch	(2,600.00)	1,495.00	4,095.00	11,875.00	8,970.00	(2,905.00)	17,940.00
5103 - Sod	1,200.00	-	(1,200.00)	16,070.00	-	(16,070.00)	-
5106 - Palm Pruning	5,147.00	575.00	(4,572.00)	7,412.00	3,450.00	(3,962.00)	6,900.00
5107 - Plant Replacements	(1,200.00)	41.67	1,241.67	-	250.02	250.02	500.00
5120 - Irrigation Repairs	896.44	433.83	(462.61)	12,974.08	2,602.98	(10,371.10)	5,206.00
5190 - Other Grounds	2,600.00	-	(2,600.00)	2,600.00	-	(2,600.00)	-
Total Grounds	6,043.44	2,545.50	(3,497.94)	50,931.08	15,273.00	(35,658.08)	30,546.00
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	6,895.42	6,765.00	(130.42)	41,242.10	40,590.00	(652.10)	81,180.00
Total Contracts	6,895.42	6,765.00	(130.42)	41,242.10	40,590.00	(652.10)	81,180.00
Insurance, Fees & Taxes							
5291 - Insurance	163.67	176.50	12.83	977.81	1,059.00	81.19	2,118.00
5296 - Corporate Annual Report	-	5.08	5.08	61.25	30.48	(30.77)	61.00
Total Insurance, Fees & Taxes	163.67	181.58	17.91	1,039.06	1,089.48	50.42	2,179.00
Administration							
5321 - Tax Preparation	-	29.17	29.17	300.00	175.02	(124.98)	350.00
5322 - Legal	-	41.67	41.67	-	250.02	250.02	500.00
5324 - Management Fee	700.00	700.00	-	4,200.00	4,200.00	-	8,400.00
5328 - Office Expense	9.89	41.67	31.78	344.62	250.02	(94.60)	500.00
5335 - Contingency	-	1,291.67	1,291.67	428.25	7,750.02	7,321.77	15,500.00
Total Administration	709.89	2,104.18	1,394.29	5,272.87	12,625.08	7,352.21	25,250.00
Total Expense	13,812.42	11,666.68	(2,145.74)	98,485.11	70,000.08	(28,485.03)	140,000.00
Operating Net Total	(2,145.76)	(.01)	(2,145.75)	(28,185.11)	(.06)	(28,185.05)	-
Net Total	(2,145.76)	(.01)	(2,145.75)	(28,185.11)	(.06)	(28,185.05)	-

Portofino at Sun City Center Ft. Myers Property Owners Association

GL Entry Report 5/1/2026 - 5/31/2026

GL Entry				Debit	Credit	Total
5/26/2026 - 29766 - Deferred Maintenance						11666.66
Fund: Global Operating Reserve Summary: Expenditures						
Created by: System						
2350 -	Deferred Maintenance Fees	Global Operating	Expenditures	11,666.66	-	
4100 -	Association Fees	Global Operating	Contributions	-	11,666.66	
5/26/2026 - 29736 - 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	
5/26/2026 - 29854 - 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	

AR Aging - 5/31/2026

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

Pre Paid Homeowners For 5/31/2026

Account	Property	Owner Name	Credit Amount
12314180	10519 Bella Vista Drive	Larry Adams, Trust	4,730.00
12314174	10511 Bella Vista Drive	Nancy Hall	2,000.00
12314160	9925 Bella Vista Court	Michael Knepper	1,400.00
12314161	9932 Bella Vista Court	Leon Bilewitz	1,400.00
12314188	10517 Bella Vista Drive	Craig Massey	700.00
12314181	10520 Bella Vista Drive	John Grega	700.00
12314190	10528 Bella Vista Drive	David Nelson	700.00
12314207	10531 Bella Vista Drive	Peter Radash	700.00
12314195	10539 Bella Vista Drive	Bruce Seawell	700.00
12314209	10544 Bella Vista Drive	Alan McTeague	700.00
Total			13,730.00

(*** indicates previous owners)

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

Cash Disbursement - 5/31/2026

Date	CheckNo	Description	Amount
1250 - Operating - Cogent 8389			
5/1/2026	Auto Draft	SCHOO ASSOCIATION MANAGEMENT, LLC Inv # 974871	700.00
	5324 - Management Fee - MONTHLY MANAGEMENT FEE		700.00
5/1/2026	Check 1236	GREATVIEW LAWN CARE, LLC Inv # 20186	13,775.00
	5103 - Sod - SOD REMOVAL, DISPOSAL AND NEW INSTALLATION		13,775.00
5/1/2026	Check 1237	GREATVIEW LAWN CARE, LLC Inv # 20189	2,600.00
	5102 - Mulch - MOLE CRICKET TREATMENT		2,600.00
	5102 - Mulch - MOLE CRICKET TREATMENT		-2,600.00
	5190 - Other Grounds - MOLE CRICKET TREATMENT		2,600.00
5/1/2026	Check 1238	GREATVIEW LAWN CARE, LLC Inv # 20201	1,095.00
	5103 - Sod - ADDITINAL SOD		1,095.00
5/1/2026	Check 1239	GREATVIEW LAWN CARE, LLC Inv # 20211	603.00
	5120 - Irrigation Repairs - 6 ZONES SOLENOIDS REPLACED		603.00
5/1/2026	Check 1240	GREATVIEW LAWN CARE, LLC Inv # 20219	268.39
	5120 - Irrigation Repairs - REPLACED DAMAGED VALVE AT 10505		268.39
5/1/2026	Check 1241	PAGE PER PAGE Inv # PRC-042726-291	2.78
	5328 - Office Expense - 123-COUPON BOOKS		2.78
5/1/2026	Check 1242	GREATVIEW LAWN CARE, LLC Inv # 20174	1,748.92
	5120 - Irrigation Repairs - IRRIGATION PEDESTAL REPAIR		1,748.92
5/15/2026	Check 1243	SCHOO ASSOCIATION MANAGEMENT, LLC Inv # APRIL 2026	12.10
	5328 - Office Expense - OFFICE EXPENSES		12.10
5/15/2026	Check 1244	GREATVIEW LAWN CARE, LLC Inv # 20229	6,895.42
	5272 - Grounds - MONTHLY MAINTENANCE MAY		6,895.42
5/15/2026	Check 1245	GREATVIEW LAWN CARE, LLC Inv # 20257	5,147.00
	5106 - Palm Pruning - PALM TRIMMING 309 TREES		5,147.00
5/15/2026	Check 1246	GREATVIEW LAWN CARE, LLC Inv # 20264	848.44
	5120 - Irrigation Repairs - APRIL WETCHECK & MULTIPLE REPAIRS		848.44
5/15/2026	Check 1247	GREATVIEW LAWN CARE, LLC Inv # 20276	48.00
	5120 - Irrigation Repairs - REPLACE 12" POP UP AT 10524		48.00
Total			33,744.05

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

GL Trial Balance For 5/1/2026 - 5/31/2026

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
5102 - Mulch		14,475.00	-	2,600.00	11,875.00
Date	Ledger ID	Description	Debit	Credit	Type
05/31/2026		20189 - GREATVIEW LAWN CARE, LLC - MOLE CRICKET TREATMENT	-	2,600.00	Invoice
5103 - Sod		14,870.00	1,200.00	-	16,070.00
Date	Ledger ID	Description	Debit	Credit	Type
05/31/2026		5851 - RODGERS LANDSCAPE MAINTENANCE, INC. - SOD AT 10524/10533/10544	1,200.00	-	Invoice
5106 - Palm Pruning		2,265.00	5,147.00	-	7,412.00
Date	Ledger ID	Description	Debit	Credit	Type
05/06/2026		20257 - GREATVIEW LAWN CARE, LLC - PALM TRIMMING 309 TREES	5,147.00	-	Invoice
5107 - Plant Replacements		1,200.00	-	1,200.00	0.00
Date	Ledger ID	Description	Debit	Credit	Type
05/31/2026		5851 - RODGERS LANDSCAPE MAINTENANCE, INC. - SOD AT 10524/10533/10544	-	1,200.00	Invoice
5120 - Irrigation Repairs		12,077.64	896.44	-	12,974.08
Date	Ledger ID	Description	Debit	Credit	Type
05/08/2026		20264 - GREATVIEW LAWN CARE, LLC - APRIL WETCHECK & MULTIPLE REPAIRS	848.44	-	Invoice
05/11/2026		20276 - GREATVIEW LAWN CARE, LLC - REPLACE 12" POP UP AT 10524	48.00	-	Invoice
5190 - Other Grounds		0.00	2,600.00	-	2,600.00
Date	Ledger ID	Description	Debit	Credit	Type
05/31/2026		20189 - GREATVIEW LAWN CARE, LLC - MOLE CRICKET TREATMENT	2,600.00	-	Invoice
5272 - Grounds		34,346.68	6,895.42	-	41,242.10
Date	Ledger ID	Description	Debit	Credit	Type
05/01/2026		20229 - GREATVIEW LAWN CARE, LLC - MONTHLY MAINTENANCE MAY	6,895.42	-	Invoice

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

GL Trial Balance For 5/1/2026 - 5/31/2026

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
5291 - Insurance		814.14	163.67	-	977.81
Date	Ledger ID Description		Debit	Credit	Type
05/26/2026	Prepaid Insurance Through 12/26 (Crime/D&O Policy)		117.80	-	GL Entry
05/26/2026	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		3,500.00	700.00	-	4,200.00
Date	Ledger ID Description		Debit	Credit	Type
05/01/2026	974871 - SCHOO ASSOCIATION MANAGEMENT, LLC - MONTHLY MANAGEMENT FEE		700.00	-	Invoice
5328 - Office Expense		334.73	9.89	-	344.62
Date	Ledger ID Description		Debit	Credit	Type
05/31/2026	MAY 2026 - SCHOO ASSOCIATION MANAGEMENT, LLC - OFFICE EXPENSES		9.89	-	Invoice
5335 - Contingency		428.25	-	-	428.25
Date	Ledger ID Description		Debit	Credit	Type
Net Total		84,672.69	17,612.42	3,800.00	98,485.11

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

AP Aging for Ending Date: 5/31/2026

Provider	Current	Over 30	Over 60	Over 90	Total
SCHOO ASSOCIATION MANAGEMENT, LLC Acct # 123 Inv # MAY 2026 on 5/31/2026 - OFFICE EXPENSES - Office Expense	9.89	0.00	0.00	0.00	9.89
Total	9.89	0.00	0.00	0.00	9.89

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

Bank Account Reconciliation for Period 5/31/2026

Reconciliation Summary

Bank Account	Bank Bal.	Uncleared Items	Adj. Balance	Book Balance	Status
Operating - Cogent 8389	33,638.06	0.00	33,638.06	33,638.06	Balanced
Reserve - Cogent 8405	100.87	0.00	100.87	100.87	Balanced

Unreconciled Items

Date	Description	Check No	Amount
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(No Items)

Total (No Items)

Reconciled Items

Date	Description	Check No	Amount
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Operating - Cogent 8389

5/5/2026	OLB		625.00
5/8/2026	OLB		700.00
5/12/2026	LBX-CHK21		700.00
5/26/2026	LBX-CHK21		1,400.00
5/27/2026	LBX-CHK21		1,400.00
5/1/2026	SCHOO ASSOCIATION MANAGEMENT, LLC		-700.00
5/1/2026	GREATVIEW LAWN CARE, LLC	1236	-13,775.00
5/1/2026	GREATVIEW LAWN CARE, LLC	1237	-2,600.00
5/1/2026	GREATVIEW LAWN CARE, LLC	1238	-1,095.00
5/1/2026	GREATVIEW LAWN CARE, LLC	1239	-603.00
5/1/2026	GREATVIEW LAWN CARE, LLC	1240	-268.39
5/1/2026	PAGE PER PAGE	1241	-2.78
5/1/2026	GREATVIEW LAWN CARE, LLC	1242	-1,748.92
5/15/2026	SCHOO ASSOCIATION MANAGEMENT, LLC	1243	-12.10
5/15/2026	GREATVIEW LAWN CARE, LLC	1244	-6,895.42
5/15/2026	GREATVIEW LAWN CARE, LLC	1245	-5,147.00
5/15/2026	GREATVIEW LAWN CARE, LLC	1246	-848.44
5/15/2026	GREATVIEW LAWN CARE, LLC	1247	-48.00

Total Operating - Cogent 8389

-28,919.05



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

Account Number XXXXXX8389
Statement Date 05/29/2026
Statement Thru Date 05/31/2026
Check/Items Enclosed 12
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



Visit Us Online: www.cogentbank.com

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 05/01/2026	\$62,557.11
+ Deposits and Credits (5)	\$4,825.00
- Withdrawals and Debits (13)	\$33,744.05
Ending Balance as of 05/31/2026	\$33,638.06
Service Charges for Period	\$0.00
Average Balance for Period	\$42,092.00
Average Collected for Period	\$42,092.00
Minimum Balance for Period	\$30,838.00

ACCOUNT TRANSACTIONS

Date	Description	Deposits	Withdrawals	Balance
May 01	BEGINNING BALANCE			\$62,557.11
May 04	TRANSFER DEBIT		700.00	61,857.11
May 05	VANCO PAYMENTS/GATEWAY XX1V5L087UGZY6 SCHOO ASSOCIATION MANA	625.00		62,482.11
May 06	CHECK #1236		13,775.00	48,707.11
May 06	CHECK #1237		2,600.00	46,107.11
May 06	CHECK #1238		1,095.00	45,012.11
May 06	CHECK #1239		603.00	44,409.11
May 06	CHECK #1240		268.39	44,140.72
May 06	CHECK #1242		1,748.92	42,391.80
May 08	VANCO PAYMENTS/GATEWAY XX1V5L0B7UX6OW SCHOO ASSOCIATION MANA	700.00		43,091.80



Deter potential check
fraud with **Positive Pay!**

Positive Pay provides daily protection against
losses due to fraudulent check payments and
the cashing of unauthorized checks presented
at a Cogent Banking Center.



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
May 12	PORTOFINO AT SUN/SETTLEMENT 000027035374610 SCHOO ASSOCIATION MANA	700.00		43,791.80
May 12	CHECK #1241		2.78	43,789.02
May 15	CHECK #1243		12.10	43,776.92
May 20	CHECK #1244		6,895.42	36,881.50
May 20	CHECK #1245		5,147.00	31,734.50
May 20	CHECK #1246		848.44	30,886.06
May 20	CHECK #1247		48.00	30,838.06
May 26	PORTOFINO AT SUN/SETTLEMENT 000027114262694 SCHOO ASSOCIATION MANA	1,400.00		32,238.06
May 27	PORTOFINO AT SUN/SETTLEMENT 000027134207062 SCHOO ASSOCIATION MANA	1,400.00		33,638.06
May 31	ENDING BALANCE			\$33,638.06

CHECKS PAID

* Indicates a Skip in Check Number(s)

Date	Check No.	Amount	Date	Check No.	Amount	Date	Check No.	Amount
May 06	1236	13,775.00	May 06	1240	268.39	May 20	1244	6,895.42
May 06	1237	2,600.00	May 12	1241	2.78	May 20	1245	5,147.00
May 06	1238	1,095.00	May 06	1242	1,748.92	May 20	1246	848.44
May 06	1239	603.00	May 15	1243	12.10	May 20	1247	48.00

DAILY BALANCE SUMMARY

Date	Balance	Date	Balance	Date	Balance
May 04	61,857.11	May 08	43,091.80	May 20	30,838.06
May 05	62,482.11	May 12	43,789.02	May 26	32,238.06
May 06	42,391.80	May 15	43,776.92	May 27	33,638.06

ASSOCIATION BANKING CKG

Account Number: XXXXXX8405

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

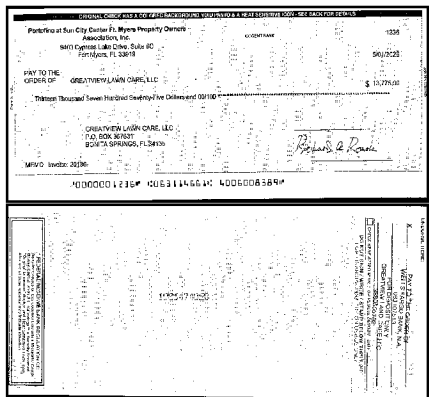
Balance Summary

Beginning Balance as of 05/01/2026	\$100.87
+ Deposits and Credits (0)	\$0.00
- Withdrawals and Debits (0)	\$0.00
Ending Balance as of 05/31/2026	\$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

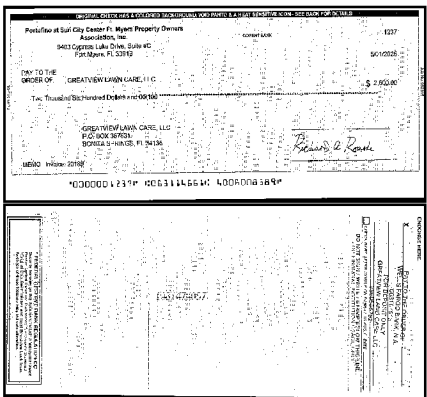


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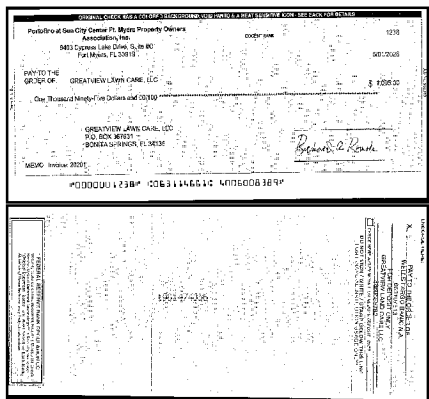
IMAGES



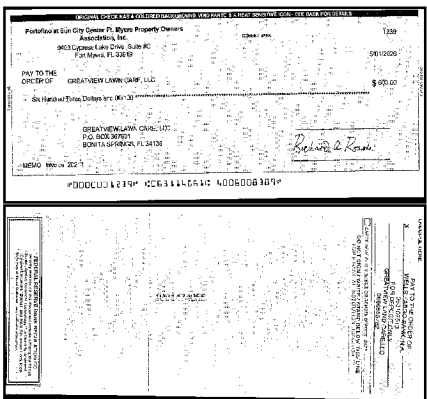
05/06/2026 Check 1236 \$13,775.00



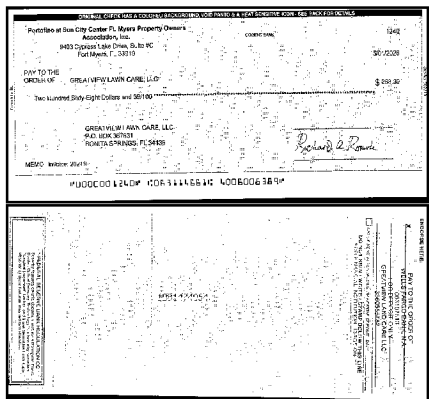
05/06/2026 Check 1237 \$2,600.00



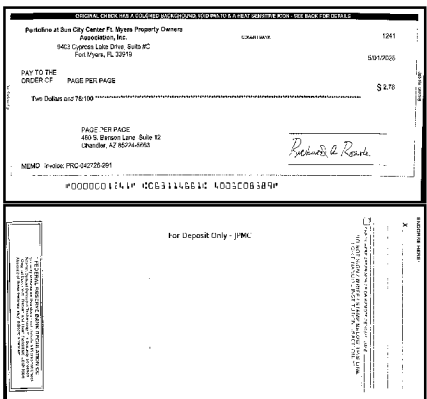
05/06/2026 Check 1238 \$1,095.00



05/06/2026 Check 1239 \$603.00



05/06/2026 Check 1240 \$268.39



05/12/2026 Check 1241 \$2.78

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IMAGES (Continued)

Portfolios at San City Center Ft. Myers Property Owners Association, Inc.
9403 Cypress Lake Drive, Suite 400
Fort Myers, FL 33919

PAY TO THE ORDER OF
CREATIVITY LAMN CARE, LLC

One Thousand Dollar Hundred Forty Eight Dollars and 00/100

CREATIVITY LAMN CARE, LLC
P.O. BOX 30700
BONITA SPRINGS, FL 34136

MEMO Invoice 2022

1242

05/06/2026

1748.92

05/06/2026 Check 1242 \$1,748.92

Portfolios at San City Center Ft. Myers Property Owners Association, Inc.
9403 Cypress Lake Drive, Suite 400
Fort Myers, FL 33919

PAY TO THE ORDER OF
ICHO ASSOCIATION MANAGEMENT, LLC

Twelve Dollars and 10/100

ICHO ASSOCIATION MANAGEMENT, LLC
9403 CYPRESS LAKE DRIVE, SUITE 400
FORT MYERS, FL 33919

MEMO Invoice APRIL 2026

1243

05/15/2026

12.10

05/15/2026 Check 1243 \$12.10

Portfolios at San City Center Ft. Myers Property Owners Association, Inc.
9403 Cypress Lake Drive, Suite 400
Fort Myers, FL 33919

PAY TO THE ORDER OF
CREATIVITY LAMN CARE, LLC

Six Thousand Eight Hundred Ninety Five Dollars and 42/100

CREATIVITY LAMN CARE, LLC
P.O. BOX 30700
BONITA SPRINGS, FL 34136

MEMO Invoice 2022

1244

05/20/2026

6895.42

05/20/2026 Check 1244 \$6,895.42

Portfolios at San City Center Ft. Myers Property Owners Association, Inc.
9403 Cypress Lake Drive, Suite 400
Fort Myers, FL 33919

PAY TO THE ORDER OF
CREATIVITY LAMN CARE, LLC

Five Thousand Four Hundred Seventy Seven Dollars and 00/100

CREATIVITY LAMN CARE, LLC
P.O. BOX 30700
BONITA SPRINGS, FL 34136

MEMO Invoice 2022

1245

05/20/2026

5147.00

05/20/2026 Check 1245 \$5,147.00

Portfolios at San City Center Ft. Myers Property Owners Association, Inc.
9403 Cypress Lake Drive, Suite 400
Fort Myers, FL 33919

PAY TO THE ORDER OF
CREATIVITY LAMN CARE, LLC

Eight Hundred Forty Eight Dollars and 44/100

CREATIVITY LAMN CARE, LLC
P.O. BOX 30700
BONITA SPRINGS, FL 34136

MEMO Invoice 2022

1246

05/20/2026

848.44

05/20/2026 Check 1246 \$848.44

Portfolios at San City Center Ft. Myers Property Owners Association, Inc.
9403 Cypress Lake Drive, Suite 400
Fort Myers, FL 33919

PAY TO THE ORDER OF
CREATIVITY LAMN CARE, LLC

Forty Eight Dollars and 00/100

CREATIVITY LAMN CARE, LLC
P.O. BOX 30700
BONITA SPRINGS, FL 34136

MEMO Invoice 2022

1247

05/20/2026

48.00

05/20/2026 Check 1247 \$48.00

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