

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

Balance Sheet For 9/30/2025

Operating Funds

Operating - Cogent 8389

\$73,616.23

Total Operating Funds

\$73,616.23

Reserve Funds

Reserve - Cogent 8405

\$100.87

Total Reserve Funds

\$100.87

Accounts Receivables

Accounts Receivable

\$625.00

Total Accounts Receivables

\$625.00

Other Assets

Prepaid Insurance

\$845.30

Total Other Assets

\$845.30

Total Assets

\$75,187.40

Current Liabilities

Accounts Payable

\$16.15

Prepaid Association Fees

\$10,792.78

Deferred Maintenance Fees

\$20,833.32

Total Current Liabilities

\$31,642.25

Equity

Retained Earnings

\$42,052.08

Net Income

\$1,493.07

Total Equity

\$43,545.15

Total Liabilities / Equity

\$75,187.40

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

Statement of Revenues and Expenses 9/1/2025 - 9/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Operating Income							
4100 - Association Fees	10,416.68	10,416.58	.10	104,166.68	104,165.80	.88	124,999.00
4114 - Sale/Rental Application Fee	-	-	-	150.00	-	150.00	-
4123 - Mailbox Funds	-	-	-	4,800.00	-	4,800.00	-
Total Operating Income	10,416.68	10,416.58	.10	109,116.68	104,165.80	4,950.88	124,999.00
Total Income	10,416.68	10,416.58	.10	109,116.68	104,165.80	4,950.88	124,999.00
Operating Expense							
Grounds							
5102 - Mulch	-	1,495.00	1,495.00	8,001.50	14,950.00	6,948.50	17,940.00
5106 - Palm Pruning	-	575.00	575.00	6,900.00	5,750.00	(1,150.00)	6,900.00
5107 - Plant Replacements	-	41.67	41.67	-	416.70	416.70	500.00
5108 - Oak Expense	-	186.67	186.67	2,405.00	1,866.70	(538.30)	2,240.00
5120 - Irrigation Repairs	267.00	433.83	166.83	3,519.50	4,338.30	818.80	5,206.00
Total Grounds	267.00	2,732.17	2,465.17	20,826.00	27,321.70	6,495.70	32,786.00
Buildings							
5242 - Sidewalk Cleaning	-	70.42	70.42	1,200.00	704.20	(495.80)	845.00
Total Buildings	-	70.42	70.42	1,200.00	704.20	(495.80)	845.00
Contracts							
5272 - Grounds	6,567.75	6,567.00	(.75)	65,677.50	65,670.00	(7.50)	78,804.00
Total Contracts	6,567.75	6,567.00	(.75)	65,677.50	65,670.00	(7.50)	78,804.00
Insurance, Fees & Taxes							
5291 - Insurance	159.46	165.25	5.79	1,509.88	1,652.50	142.62	1,983.00
5296 - Corporate Annual Report	-	5.08	5.08	61.25	50.80	(10.45)	61.00
Total Insurance, Fees & Taxes	159.46	170.33	10.87	1,571.13	1,703.30	132.17	2,044.00
Administration							
5321 - Tax Preparation	-	25.00	25.00	294.20	250.00	(44.20)	300.00
5322 - Legal	-	41.67	41.67	-	416.70	416.70	500.00
5324 - Management Fee	700.00	700.00	-	6,950.00	7,000.00	50.00	8,400.00
5328 - Office Expense	16.15	41.67	25.52	487.70	416.70	(71.00)	500.00
5335 - Contingency	-	68.33	68.33	105.08	683.30	578.22	820.00
5338 - Special Projects	-	-	-	10,512.00	-	(10,512.00)	-
Total Administration	716.15	876.67	160.52	18,348.98	8,766.70	(9,582.28)	10,520.00
Total Expense	7,710.36	10,416.59	2,706.23	107,623.61	104,165.90	(3,457.71)	124,999.00
Operating Net Total	2,706.32	(.01)	2,706.33	1,493.07	(.10)	1,493.17	-
Net Total	2,706.32	(.01)	2,706.33	1,493.07	(.10)	1,493.17	-