

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

Balance Sheet For 7/31/2025

Operating Funds

Operating - Cogent 8389

\$65,544.02

Total Operating Funds

\$65,544.02

Reserve Funds

Reserve - Cogent 8405

\$100.87

Total Reserve Funds

\$100.87

Other Assets

Prepaid Insurance

\$604.84

Total Other Assets

\$604.84

Total Assets

\$66,249.73

Current Liabilities

Accounts Payable

\$5,262.78

Prepaid Association Fees

\$11,521.78

Deferred Maintenance Fees

\$10,416.66

Total Current Liabilities

\$27,201.22

Equity

Retained Earnings

\$42,052.08

Net Income

(\$3,003.57)

Total Equity

\$39,048.51

Total Liabilities / Equity

\$66,249.73

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

Statement of Revenues and Expenses 7/1/2025 - 7/31/2025

	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	83,333.34	83,332.64	.70	124,999.00
4114 - Sale/Rental Application Fee	-	-	-	150.00	-	150.00	-
4123 - Mailbox Funds	-	-	-	4,800.00	-	4,800.00	-
Total Operating Income	10,416.66	10,416.58	.08	88,283.34	83,332.64	4,950.70	124,999.00
Total Income	10,416.66	10,416.58	.08	88,283.34	83,332.64	4,950.70	124,999.00
Operating Expense							
Grounds							
5102 - Mulch	-	1,495.00	1,495.00	8,001.50	11,960.00	3,958.50	17,940.00
5106 - Palm Pruning	-	575.00	575.00	6,900.00	4,600.00	(2,300.00)	6,900.00
5107 - Plant Replacements	-	41.67	41.67	-	333.36	333.36	500.00
5108 - Oak Expense	-	186.67	186.67	2,405.00	1,493.36	(911.64)	2,240.00
5120 - Irrigation Repairs	-	433.83	433.83	3,252.50	3,470.64	218.14	5,206.00
Total Grounds	-	2,732.17	2,732.17	20,559.00	21,857.36	1,298.36	32,786.00
Buildings							
5242 - Sidewalk Cleaning	-	70.42	70.42	-	563.36	563.36	845.00
Total Buildings	-	70.42	70.42	-	563.36	563.36	845.00
Contracts							
5272 - Grounds	6,567.75	6,567.00	(.75)	52,542.00	52,536.00	(6.00)	78,804.00
Total Contracts	6,567.75	6,567.00	(.75)	52,542.00	52,536.00	(6.00)	78,804.00
Insurance, Fees & Taxes							
5291 - Insurance	150.53	165.25	14.72	1,199.89	1,322.00	122.11	1,983.00
5296 - Corporate Annual Report	-	5.08	5.08	61.25	40.64	(20.61)	61.00
Total Insurance, Fees & Taxes	150.53	170.33	19.80	1,261.14	1,362.64	101.50	2,044.00
Administration							
5321 - Tax Preparation	-	25.00	25.00	294.20	200.00	(94.20)	300.00
5322 - Legal	-	41.67	41.67	-	333.36	333.36	500.00
5324 - Management Fee	700.00	700.00	-	5,550.00	5,600.00	50.00	8,400.00
5328 - Office Expense	6.78	41.67	34.89	463.49	333.36	(130.13)	500.00
5335 - Contingency	-	68.33	68.33	105.08	546.64	441.56	820.00
5338 - Special Projects	5,256.00	-	(5,256.00)	10,512.00	-	(10,512.00)	-
Total Administration	5,962.78	876.67	(5,086.11)	16,924.77	7,013.36	(9,911.41)	10,520.00
Total Expense	12,681.06	10,416.59	(2,264.47)	91,286.91	83,332.72	(7,954.19)	124,999.00
Operating Net Total	(2,264.40)	(.01)	(2,264.39)	(3,003.57)	(.08)	(3,003.49)	-
Net Total	(2,264.40)	(.01)	(2,264.39)	(3,003.57)	(.08)	(3,003.49)	-