

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

Balance Sheet For 3/31/2025

Operating Funds

Operating - Cogent 8389

\$70,263.39

Total Operating Funds

\$70,263.39

Reserve Funds

Reserve - Cogent 8405

\$100.87

Total Reserve Funds

\$100.87

Accounts Receivables

Accounts Receivable

\$1,310.00

Total Accounts Receivables

\$1,310.00

Other Assets

Prepaid Insurance

\$1,206.96

Total Other Assets

\$1,206.96

Total Assets

\$72,881.22

Current Liabilities

Accounts Payable

\$831.98

Prepaid Association Fees

\$9,512.00

Deferred Maintenance Fees

\$20,833.32

Total Current Liabilities

\$31,177.30

Equity

Retained Earnings

\$42,052.08

Net Income

(\$348.16)

Total Equity

\$41,703.92

Total Liabilities / Equity

\$72,881.22

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

Statement of Revenues and Expenses 3/1/2025 - 3/31/2025

	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	41,666.68	41,666.32	.36	124,999.00
4114 - Sale/Rental Application Fee	-	-	-	75.00	-	75.00	-
Total Operating Income	10,416.68	10,416.58	.10	41,741.68	41,666.32	75.36	124,999.00
Total Income	10,416.68	10,416.58	.10	41,741.68	41,666.32	75.36	124,999.00
Operating Expense							
Grounds							
5102 - Mulch	-	1,495.00	1,495.00	8,001.50	5,980.00	(2,021.50)	17,940.00
5106 - Palm Pruning	-	575.00	575.00	-	2,300.00	2,300.00	6,900.00
5107 - Plant Replacements	-	41.67	41.67	-	166.68	166.68	500.00
5108 - Oak Expense	-	186.67	186.67	2,405.00	746.68	(1,658.32)	2,240.00
5120 - Irrigation Repairs	725.50	433.83	(291.67)	1,649.50	1,735.32	85.82	5,206.00
Total Grounds	725.50	2,732.17	2,006.67	12,056.00	10,928.68	(1,127.32)	32,786.00
Buildings							
5242 - Sidewalk Cleaning	-	70.42	70.42	-	281.68	281.68	845.00
Total Buildings	-	70.42	70.42	-	281.68	281.68	845.00
Contracts							
5272 - Grounds	6,567.75	6,567.00	(.75)	26,271.00	26,268.00	(3.00)	78,804.00
Total Contracts	6,567.75	6,567.00	(.75)	26,271.00	26,268.00	(3.00)	78,804.00
Insurance, Fees & Taxes							
5291 - Insurance	150.53	165.25	14.72	597.77	661.00	63.23	1,983.00
5296 - Corporate Annual Report	-	5.08	5.08	61.25	20.32	(40.93)	61.00
Total Insurance, Fees & Taxes	150.53	170.33	19.80	659.02	681.32	22.30	2,044.00
Administration							
5321 - Tax Preparation	290.00	25.00	(265.00)	294.20	100.00	(194.20)	300.00
5322 - Legal	-	41.67	41.67	-	166.68	166.68	500.00
5324 - Management Fee	700.00	700.00	-	2,750.00	2,800.00	50.00	8,400.00
5328 - Office Expense	31.48	41.67	10.19	59.62	166.68	107.06	500.00
5335 - Contingency	-	68.33	68.33	-	273.32	273.32	820.00
Total Administration	1,021.48	876.67	(144.81)	3,103.82	3,506.68	402.86	10,520.00
Total Expense	8,465.26	10,416.59	1,951.33	42,089.84	41,666.36	(423.48)	124,999.00
Operating Net Total	1,951.42	(.01)	1,951.43	(348.16)	(.04)	(348.12)	-
Net Total	1,951.42	(.01)	1,951.43	(348.16)	(.04)	(348.12)	-