

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

Budget Spread For Fiscal Year 2023

| | | Dec | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Total |
|-------------------------------|----------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|----------------|
| Operating Income | | | | | | | | | | | | | | |
| Operating Income | | | | | | | | | | | | | | |
| Association Fees | Budget | 9,917 | 9,917 | 9,917 | 9,917 | 9,917 | 9,917 | 9,917 | 9,917 | 9,917 | 9,917 | 9,917 | 9,917 | 119,000 |
| | Actual | 9,917 | 9,917 | 9,917 | 9,917 | 9,917 | 9,917 | 9,917 | 9,917 | 9,917 | 9,917 | - | - | 99,167 |
| | Variance | | | | | | | | | | | (9,917) | (9,917) | (19,833) |
| Sale/Rental Application Fee | Budget | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | Actual | - | - | - | - | 75 | 75 | - | 75 | - | - | - | - | 225 |
| | Variance | - | - | - | - | 75 | 75 | - | 75 | - | - | - | - | 225 |
| Total Operating Income | | 9,917 | 9,917 | 9,917 | 9,917 | 9,917 | 9,917 | 9,917 | 9,917 | 9,917 | 9,917 | 9,917 | 9,917 | 119,000 |
| Total Income | | 9,917 | 9,917 | 9,917 | 9,917 | 9,917 | 9,917 | 9,917 | 9,917 | 9,917 | 9,917 | 9,917 | 9,917 | 119,000 |
| Operating Expense | | | | | | | | | | | | | | |
| Grounds | | | | | | | | | | | | | | |
| Mulch | Budget | 1,246 | 1,246 | 1,246 | 1,246 | 1,246 | 1,246 | 1,246 | 1,246 | 1,246 | 1,246 | 1,246 | 1,246 | 14,950 |
| | Actual | 7,410 | - | - | - | - | - | - | - | - | - | - | - | 7,410 |
| | Variance | 6,164 | (1,246) | (1,246) | (1,246) | (1,246) | (1,246) | (1,246) | (1,246) | (1,246) | (1,246) | (1,246) | (1,246) | (7,540) |
| Palm Pruning | Budget | 563 | 563 | 563 | 563 | 563 | 563 | 563 | 563 | 563 | 563 | 563 | 563 | 6,750 |
| | Actual | - | - | - | - | - | - | 3,450 | 3,450 | - | - | - | - | 6,900 |
| | Variance | (563) | (563) | (563) | (563) | (563) | (563) | 2,888 | 2,888 | (563) | (563) | (563) | (563) | 150 |
| Plant Replacements | Budget | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 500 |
| | Actual | - | - | - | 266 | - | - | - | - | - | - | - | - | 266 |
| | Variance | (42) | (42) | (42) | 224 | (42) | (42) | (42) | (42) | (42) | (42) | (42) | (42) | (234) |
| Oak Expense | Budget | 133 | 133 | 133 | 133 | 133 | 133 | 133 | 133 | 133 | 133 | 133 | 133 | 1,600 |
| | Actual | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | Variance | (133) | (133) | (133) | (133) | (133) | (133) | (133) | (133) | (133) | (133) | (133) | (133) | (1,600) |
| Irrigation Repairs | Budget | 434 | 434 | 434 | 434 | 434 | 434 | 434 | 434 | 434 | 434 | 434 | 434 | 5,206 |
| | Actual | 695 | - | - | 294 | 267 | - | - | - | - | - | - | - | 1,255 |
| | Variance | 261 | (434) | (434) | (140) | (167) | (434) | (434) | (434) | (434) | (434) | (434) | (434) | (3,951) |
| Total Grounds | | 2,417 | 2,417 | 2,417 | 2,417 | 2,417 | 2,417 | 2,417 | 2,417 | 2,417 | 2,417 | 2,417 | 2,417 | 29,006 |

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

Budget Spread For Fiscal Year 2023

| | | Dec | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Total |
|--|----------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|---------------|
| Operating Expense | | | | | | | | | | | | | | |
| 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 | 6,376 | 6,376 | 6,376 | 6,376 | 6,376 | 6,376 | 6,376 | 6,376 | 6,376 | 6,376 | 6,376 | 6,376 | 76,509 |
| | Actual | 6,376 | 6,376 | 6,376 | 6,376 | 6,376 | 6,376 | 6,376 | 6,376 | 6,376 | 6,376 | - | - | 63,758 |
| | Variance | - | - | - | - | - | - | - | - | - | - | (6,376) | (6,376) | (12,752) |
| Total Contracts | | 6,376 | 6,376 | 6,376 | 6,376 | 6,376 | 6,376 | 6,376 | 6,376 | 6,376 | 6,376 | 6,376 | 6,376 | 76,509 |
| Insurance, Fees & Taxes | | | | | | | | | | | | | | |
| Insurance | Budget | 172 | 172 | 172 | 172 | 172 | 172 | 172 | 172 | 172 | 172 | 172 | 172 | 2,059 |
| | Actual | 144 | 146 | 146 | 146 | 146 | 146 | 146 | 146 | 146 | 146 | - | - | 1,458 |
| | Variance | (28) | (26) | (26) | (26) | (26) | (26) | (26) | (26) | (26) | (26) | (25) | (172) | (601) |
| 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 | | 177 | 177 | 177 | 177 | 177 | 177 | 177 | 177 | 177 | 177 | 177 | 177 | 2,120 |
| Administration | | | | | | | | | | | | | | |
| Tax Preparation | Budget | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 300 |
| | Actual | - | 8 | 250 | - | - | - | - | - | - | - | - | - | 258 |
| | Variance | (25) | (18) | 225 | (25) | (25) | (25) | (25) | (25) | (25) | (25) | (25) | (25) | (43) |
| Legal | Budget | 125 | 125 | 125 | 125 | 125 | 125 | 125 | 125 | 125 | 125 | 125 | 125 | 1,500 |
| | Actual | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | Variance | (125) | (125) | (125) | (125) | (125) | (125) | (125) | (125) | (125) | (125) | (125) | (125) | (1,500) |

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

Budget Spread For Fiscal Year 2023

| | | Dec | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Total |
|-----------------------------|----------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|----------------|
| Operating Expense | | | | | | | | | | | | | | |
| Management Fee | Budget | 650 | 650 | 650 | 650 | 650 | 650 | 650 | 650 | 650 | 650 | 650 | 650 | 7,800 |
| | Actual | 650 | 650 | 650 | 650 | 650 | 650 | 650 | 650 | 650 | 650 | - | - | 6,500 |
| | Variance | - | - | - | - | - | - | - | - | - | - | (650) | (650) | (1,300) |
| Office Expense | Budget | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 500 |
| | Actual | 13 | 6 | 24 | 374 | 16 | 10 | 14 | 8 | 7 | 14 | - | - | 486 |
| | Variance | (29) | (36) | (18) | 332 | (25) | (32) | (27) | (34) | (34) | (27) | (42) | (42) | (14) |
| Social Events | Budget | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | Actual | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | Variance | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Contingency | Budget | 35 | 35 | 35 | 35 | 35 | 35 | 35 | 35 | 35 | 35 | 35 | 35 | 420 |
| | Actual | - | - | 45 | - | - | 65 | - | - | - | - | - | - | 110 |
| | Variance | (35) | (35) | 10 | (35) | (35) | 30 | (35) | (35) | (35) | (35) | (35) | (35) | (310) |
| Total Administration | | 877 | 877 | 877 | 877 | 877 | 877 | 877 | 877 | 877 | 877 | 877 | 877 | 10,520 |
| Total Expense | | 9,917 | 9,917 | 9,917 | 9,917 | 9,917 | 9,917 | 9,917 | 9,917 | 9,917 | 9,917 | 9,917 | 9,917 | 119,000 |
| 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 9/30/2024

| | | |
|-----------------------------------|---------------------|--------------------|
| Operating Funds | | |
| Operating - Cogent 8389 | \$68,025.06 | |
| Total Operating Funds | | \$68,025.06 |
| Reserve Funds | | |
| Reserve - Cogent 8405 | \$100.87 | |
| Total Reserve Funds | | \$100.87 |
| Accounts Receivables | | |
| Accounts Receivable | \$1,190.00 | |
| Total Accounts Receivables | | \$1,190.00 |
| Other Assets | | |
| Prepaid Insurance | \$734.00 | |
| Prepaid Expenses | \$6,375.75 | |
| Total Other Assets | | \$7,109.75 |
| | Total Assets | \$76,425.68 |

| | | |
|----------------------------------|-----------------------------------|--------------------|
| Current Liabilities | | |
| Accounts Payable | \$609.24 | |
| Prepaid Association Fees | \$4,604.00 | |
| Deferred Maintenance Fees | \$19,833.32 | |
| Total Current Liabilities | | \$25,046.56 |
| Equity | | |
| Retained Earnings | \$40,447.79 | |
| Net Income | \$10,931.33 | |
| Total Equity | | \$51,379.12 |
| | Total Liabilities / Equity | \$76,425.68 |

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

Statement of Revenues and Expenses 9/1/2024 - 9/30/2024

| | Current Period | | | Year To Date | | | Annual Budget |
|--|-----------------|-----------------|-----------------|------------------|------------------|------------------|-------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | |
| Operating Income | | | | | | | |
| 4100 - Association Fees | 9,916.68 | 9,916.67 | .01 | 99,166.68 | 99,166.70 | (.02) | 119,000.00 |
| 4114 - Sale/Rental Application Fee | - | - | - | 225.00 | - | 225.00 | - |
| Total Operating Income | 9,916.68 | 9,916.67 | .01 | 99,391.68 | 99,166.70 | 224.98 | 119,000.00 |
| Total Income | 9,916.68 | 9,916.67 | .01 | 99,391.68 | 99,166.70 | 224.98 | 119,000.00 |
| Operating Expense | | | | | | | |
| Grounds | | | | | | | |
| 5102 - Mulch | - | 1,245.83 | 1,245.83 | 7,410.00 | 12,458.30 | 5,048.30 | 14,950.00 |
| 5106 - Palm Pruning | - | 562.50 | 562.50 | 6,900.00 | 5,625.00 | (1,275.00) | 6,750.00 |
| 5107 - Plant Replacements | - | 41.67 | 41.67 | 265.84 | 416.70 | 150.86 | 500.00 |
| 5108 - Oak Expense | - | 133.33 | 133.33 | - | 1,333.30 | 1,333.30 | 1,600.00 |
| 5120 - Irrigation Repairs | - | 433.83 | 433.83 | 1,255.00 | 4,338.30 | 3,083.30 | 5,206.00 |
| Total Grounds | - | 2,417.16 | 2,417.16 | 15,830.84 | 24,171.60 | 8,340.76 | 29,006.00 |
| Buildings | | | | | | | |
| 5242 - Sidewalk Cleaning | - | 70.42 | 70.42 | - | 704.20 | 704.20 | 845.00 |
| Total Buildings | - | 70.42 | 70.42 | - | 704.20 | 704.20 | 845.00 |
| Contracts | | | | | | | |
| 5272 - Grounds | 6,375.75 | 6,375.75 | - | 63,757.50 | 63,757.50 | - | 76,509.00 |
| Total Contracts | 6,375.75 | 6,375.75 | - | 63,757.50 | 63,757.50 | - | 76,509.00 |
| Insurance, Fees & Taxes | | | | | | | |
| 5291 - Insurance | 146.18 | 171.58 | 25.40 | 1,457.52 | 1,715.80 | 258.28 | 2,059.00 |
| 5296 - Corporate Annual Report | - | 5.08 | 5.08 | 61.25 | 50.80 | (10.45) | 61.00 |
| Total Insurance, Fees & Taxes | 146.18 | 176.66 | 30.48 | 1,518.77 | 1,766.60 | 247.83 | 2,120.00 |
| Administration | | | | | | | |
| 5321 - Tax Preparation | - | 25.00 | 25.00 | 257.50 | 250.00 | (7.50) | 300.00 |
| 5322 - Legal | - | 125.00 | 125.00 | - | 1,250.00 | 1,250.00 | 1,500.00 |
| 5324 - Management Fee | 650.00 | 650.00 | - | 6,500.00 | 6,500.00 | - | 7,800.00 |
| 5328 - Office Expense | 14.24 | 41.67 | 27.43 | 485.85 | 416.70 | (69.15) | 500.00 |
| 5335 - Contingency | - | 35.00 | 35.00 | 109.89 | 350.00 | 240.11 | 420.00 |
| Total Administration | 664.24 | 876.67 | 212.43 | 7,353.24 | 8,766.70 | 1,413.46 | 10,520.00 |
| Total Expense | 7,186.17 | 9,916.66 | 2,730.49 | 88,460.35 | 99,166.60 | 10,706.25 | 119,000.00 |
| Operating Net Total | 2,730.51 | .01 | 2,730.50 | 10,931.33 | .10 | 10,931.23 | - |
| Net Total | 2,730.51 | .01 | 2,730.50 | 10,931.33 | .10 | 10,931.23 | - |

Portofino at Sun City Center Ft. Myers Property Owners Association

GL Entry Report 9/1/2024 - 9/30/2024

| GL Entry | | | Debit | Credit | Total |
|---|---------------------------|------------------|---------------|-----------|-----------------|
| 9/30/2024 - 17356 - September Prepaid Expenses | | | | | |
| Fund: Global Operating Reserve Summary: Expenditures | | | | | 6375.75 |
| Created by: Andrew Fleischman | | | | | |
| 1641 - | Prepaid Expenses | Global Operating | Expenditures | 6,375.75 | - |
| 5272 - | Grounds | Global Operating | Contributions | - | 6,375.75 |
| 9/26/2024 - 16776 - Deferred Maintenance | | | | | |
| Fund: Global Operating Reserve Summary: Contributions | | | | | 19833.32 |
| Created by: System | | | | | |
| 4100 - | Association Fees | Global Operating | Expenditures | 19,833.32 | - |
| 2350 - | Deferred Maintenance Fees | Global Operating | Contributions | - | 19,833.32 |
| 9/26/2024 - 16781 - Prepaid Insurance Through 08/25 (GL Policy) | | | | | |
| Fund: Global Operating Reserve Summary: Contributions | | | | | 36.94 |
| Created by: System | | | | | |
| 5291 - | Insurance | Global Operating | Expenditures | 36.94 | - |
| 1640 - | Prepaid Insurance | Global Operating | Contributions | - | 36.94 |
| 9/26/2024 - 16870 - Prepaid Insurance Through 12/24 (Crime/D&O Policy) | | | | | |
| Fund: Global Operating Reserve Summary: Contributions | | | | | 109.24 |
| Created by: System | | | | | |
| 5291 - | Insurance | Global Operating | Expenditures | 109.24 | - |
| 1640 - | Prepaid Insurance | Global Operating | Contributions | - | 109.24 |
| 9/1/2024 - 16733 - Reverse - August Prepaid Expenses | | | | | |
| Fund: Global Operating Reserve Summary: Contributions | | | | | 6375.75 |
| Created by: Andrew Fleischman | | | | | |
| 5272 - | Grounds | Global Operating | Expenditures | 6,375.75 | - |
| 1641 - | Prepaid Expenses | Global Operating | Contributions | - | 6,375.75 |

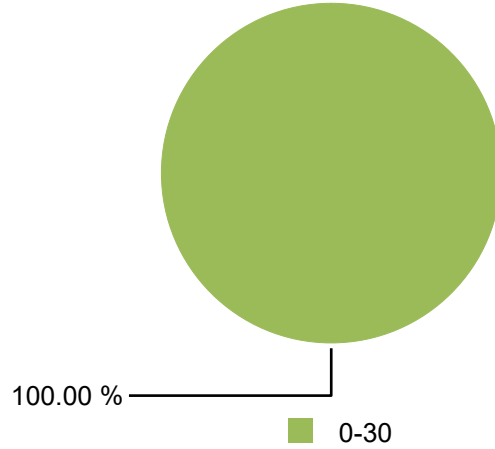
Portofino at Sun City Center Ft. Myers Property Owners Association, Inc.

AR Aging - 9/30/2024

SUMMARY

| Charge | Balance |
|---------------------|-------------------|
| Maintenance Fee (2) | \$1,190.00 |
| Total | \$1,190.00 |

DISTRIBUTION



| Property | 0-30 | Over 30 | Over 60 | Over 90 | Balance |
|--|-------------------|---------------|---------------|---------------|-------------------|
| 12317618 - 10545 Bella Vista Drive - Bailey | | | | | |
| Coll Status: Second Notice | \$595.00 | - | - | - | \$595.00 |
| Maintenance Fee | \$595.00 | - | - | - | \$595.00 |
| 12314208 - 10546 Bella Vista Drive - Sick | | | | | |
| | \$595.00 | - | - | - | \$595.00 |
| Maintenance Fee | \$595.00 | - | - | - | \$595.00 |
| Total: | \$1,190.00 | \$0.00 | \$0.00 | \$0.00 | \$1,190.00 |
| Property Count: | 2 | 0 | 0 | 0 | |

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

Pre Paid Homeowners For 9/30/2024

| Account | Property | Owner Name | Credit Amount |
|----------------|-------------------------|-------------------|----------------------|
| 12314209 | 10544 Bella Vista Drive | Alan McTeague | 3,997.00 |
| 12314174 | 10511 Bella Vista Drive | Nancy Hall | 600.00 |
| 12314182 | 10521 Bella Vista Drive | Joan Fascetti | 7.00 |
| | | Total | 4,604.00 |

(***** indicates previous owners**)

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

Cash Disbursement - 9/30/2024

| Date | CheckNo | Description | Amount |
|--------------------------------|--|---|-----------------|
| 1250 - Operating - Cogent 8389 | | | |
| 9/1/2024 | Auto Draft | SCHOO ASSOCIATION MANAGEMENT, LLC Inv # 477347 | 650.00 |
| | 5324 - Management Fee - MONTHLY MANAGEMENT FEE | | 650.00 |
| 9/17/2024 | Check 1139 | SCHOO ASSOCIATION MANAGEMENT, LLC Inv # AUGUST 2024 | 7.18 |
| | 5328 - Office Expense - OFFICE EXPENSES | | 7.18 |
| 9/27/2024 | Check 1140 | RODGERS LANDSCAPE MAINTENANCE, INC. Inv # 5499 | 6,375.75 |
| | 5272 - Grounds - MONTHLY SERVICE | | 6,375.75 |
| | | Total | 7,032.93 |

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

GL Trial Balance For 9/1/2024 - 9/30/2024

| | | Beginning Balance | Current | | Ending Balance |
|--------------------------------|---|-------------------|-----------|----------|----------------|
| | | | Debit | Credit | |
| 5102 - Mulch | | 7,410.00 | - | - | 7,410.00 |
| Date | Ledger ID Description | | Debit | Credit | Type |
| 5106 - Palm Pruning | | 6,900.00 | - | - | 6,900.00 |
| Date | Ledger ID Description | | Debit | Credit | Type |
| 5107 - Plant Replacements | | 265.84 | - | - | 265.84 |
| Date | Ledger ID Description | | Debit | Credit | Type |
| 5120 - Irrigation Repairs | | 1,255.00 | - | - | 1,255.00 |
| Date | Ledger ID Description | | Debit | Credit | Type |
| 5272 - Grounds | | 57,381.75 | 12,751.50 | 6,375.75 | 63,757.50 |
| Date | Ledger ID Description | | Debit | Credit | Type |
| 09/01/2024 | Reverse - August Prepaid Expenses | | 6,375.75 | - | GL Entry |
| 09/19/2024 | 5499 - RODGERS LANDSCAPE MAINTENANCE, INC. - MONTHLY SERVICE | | 6,375.75 | - | Invoice |
| 09/30/2024 | September Prepaid Expenses | | - | 6,375.75 | GL Entry |
| 5291 - Insurance | | 1,311.34 | 146.18 | - | 1,457.52 |
| Date | Ledger ID Description | | Debit | Credit | Type |
| 09/26/2024 | Prepaid Insurance Through 12/24 (Crime/D&O Policy) | | 109.24 | - | GL Entry |
| 09/26/2024 | Prepaid Insurance Through 08/25 (GL Policy) | | 36.94 | - | GL Entry |
| 5296 - Corporate Annual Report | | 61.25 | - | - | 61.25 |
| Date | Ledger ID Description | | Debit | Credit | Type |
| 5321 - Tax Preparation | | 257.50 | - | - | 257.50 |
| Date | Ledger ID Description | | Debit | Credit | Type |
| 5324 - Management Fee | | 5,850.00 | 650.00 | - | 6,500.00 |
| Date | Ledger ID Description | | Debit | Credit | Type |
| 09/01/2024 | 477347 - SCHOO ASSOCIATION MANAGEMENT, LLC - MONTHLY MANAGEMENT FEE | | 650.00 | - | Invoice |

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

GL Trial Balance For 9/1/2024 - 9/30/2024

| | | Beginning Balance | Current | | Ending Balance |
|-----------------------|--|-------------------|------------------|-----------------|------------------|
| | | | Debit | Credit | |
| 5328 - Office Expense | | 471.61 | 14.24 | - | 485.85 |
| Date | Ledger ID Description | | Debit | Credit | Type |
| 09/30/2024 | SEPTEMBER 2024 - SCHOA ASSOCIATION MANAGEMENT, LLC - OFFICE EXPENSES | | 14.24 | - | Invoice |
| 5335 - Contingency | | 109.89 | - | - | 109.89 |
| Date | Ledger ID Description | | Debit | Credit | Type |
| Net Total | | 81,274.18 | 13,561.92 | 6,375.75 | 88,460.35 |

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

AP Aging for Ending Date: 9/30/2024

| Provider | Current | Over 30 | Over 60 | Over 90 | Total |
|--|---------------|-------------|-------------|-------------|---------------|
| OWNER REFUND Acct # 123 on 9/23/2024 - Owner Refund for Acct: 12314186 - Owner Refund | 595.00 | 0.00 | 0.00 | 0.00 | 595.00 |
| SCHOO ASSOCIATION MANAGEMENT, LLC Acct # 123 Inv # SEPTEMBER 2024 on 9/30/2024 - OFFICE EXPENSES - Office Expense | 14.24 | 0.00 | 0.00 | 0.00 | 14.24 |
| Total | 609.24 | 0.00 | 0.00 | 0.00 | 609.24 |

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

Bank Account Reconciliation for Period 9/30/2024

Reconciliation Summary

| Bank Account | Bank Bal. | Uncleared Items | Adj. Balance | Book Balance | Status |
|-------------------------|-----------|-----------------|--------------|--------------|----------|
| Operating - Cogent 8389 | 68,025.06 | 0.00 | 68,025.06 | 68,025.06 | Balanced |
| Reserve - Cogent 8405 | 100.87 | 0.00 | 100.87 | 100.87 | Balanced |

Unreconciled Items

| Date | Description | Check No | Amount |
|------|-------------|----------|--------|
|------|-------------|----------|--------|

(No Items)

Total (No Items)

Reconciled Items

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

Bank Account Reconciliation for Period 9/30/2024

| Date | Description | Check No | Amount |
|--------------------------------------|-------------------------------------|----------|------------------|
| Operating - Cogent 8389 | | | |
| 9/4/2024 | ACH | | 6,545.00 |
| 9/4/2024 | OLB | | 1,190.00 |
| 9/5/2024 | ACH | | 1,785.00 |
| 9/6/2024 | ACH | | 1,190.00 |
| 9/6/2024 | CC | | 595.00 |
| 9/6/2024 | LBX-CHK21 | | 595.00 |
| 9/6/2024 | OLB | | 595.00 |
| 9/9/2024 | ACH | | 595.00 |
| 9/9/2024 | LBX-CHK21 | | 1,190.00 |
| 9/9/2024 | OLB | | 595.00 |
| 9/10/2024 | ACH | | 1,785.00 |
| 9/10/2024 | OLB | | 595.00 |
| 9/12/2024 | OLB | | 595.00 |
| 9/13/2024 | OLB | | 553.00 |
| 9/17/2024 | Acct: 12314195 eCheck | | 595.00 |
| 9/18/2024 | OLB | | 595.00 |
| 9/18/2024 | Acct: 12314191 eCheck | | 595.00 |
| 9/19/2024 | LBX-CHK21 | | 595.00 |
| 9/23/2024 | CC | | 1,190.00 |
| 9/23/2024 | LBX-CHK21 | | 595.00 |
| 9/1/2024 | SCHOO ASSOCIATION MANAGEMENT, LLC | | -650.00 |
| 9/17/2024 | SCHOO ASSOCIATION MANAGEMENT, LLC | 1139 | -7.18 |
| 9/27/2024 | RODGERS LANDSCAPE MAINTENANCE, INC. | 1140 | -6,375.75 |
| Total Operating - Cogent 8389 | | | 15,535.07 |



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

Account Number XXXXXX8389
Statement Date 09/30/2024
Statement Thru Date 09/30/2024
Check/Items Enclosed 2
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

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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 09/01/2024 | \$52,489.99 |
| + Deposits and Credits (20) | \$22,568.00 |
| - Withdrawals and Debits (3) | \$7,032.93 |
| Ending Balance as of 09/30/2024 | \$68,025.06 |
| Service Charges for Period | \$0.00 |
| Average Balance for Period | \$67,626.00 |
| Average Collected for Period | \$67,626.00 |
| Minimum Balance for Period | \$52,489.00 |

ACCOUNT TRANSACTIONS

| Date | Description | Deposits | Withdrawals | Balance |
|-------------|---|-----------------|--------------------|----------------|
| Sep 01 | BEGINNING BALANCE | | | \$52,489.99 |
| Sep 04 | VANCO PAYMENTS/GATEWAY XX1V55VR6G1D99 SCHOO ASSOCIATION MANA | 1,190.00 | | 53,679.99 |
| Sep 04 | PORTOFINO AT SUN/SETTLEMENT 000021814648818 SCHOO ASSOCIATION MANA | 6,545.00 | | 60,224.99 |
| Sep 04 | TRANSFER DEBIT | | 650.00 | 59,574.99 |
| Sep 05 | PORTOFINO AT SUN/SETTLEMENT 000021835291942 SCHOO ASSOCIATION MANA | 1,785.00 | | 61,359.99 |
| Sep 06 | VANCO PAYMENTS/GATEWAY XX1V55VT6GEL2J SCHOO ASSOCIATION MANA | 595.00 | | 61,954.99 |
| Sep 06 | PORTOFINO AT SUN/SETTLEMENT 000021856513246 SCHOO ASSOCIATION MANA | 595.00 | | 62,549.99 |



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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 | | |



ACCOUNT TRANSACTIONS (Continued)

| Date | Description | Deposits | Withdrawals | Balance |
|--------|---|----------|-------------|-------------|
| Sep 06 | CLICKPAY STL CC/CP STL CC 48318010 PORTOFINO AT SUN CITY | 595.00 | | 63,144.99 |
| Sep 06 | PORTOFINO AT SUN/SETTLEMENT 000021848989474 SCHOO ASSOCIATION MANA | 1,190.00 | | 64,334.99 |
| Sep 09 | VANCO PAYMENTS/GATEWAY XX1V55VU6GJO9F SCHOO ASSOCIATION MANA | 595.00 | | 64,929.99 |
| Sep 09 | PORTOFINO AT SUN/SETTLEMENT 000021862335710 SCHOO ASSOCIATION MANA | 595.00 | | 65,524.99 |
| Sep 09 | PORTOFINO AT SUN/SETTLEMENT 000021870325814 SCHOO ASSOCIATION MANA | 1,190.00 | | 66,714.99 |
| Sep 10 | VANCO PAYMENTS/GATEWAY XX1V55VX6GNKGN SCHOO ASSOCIATION MANA | 595.00 | | 67,309.99 |
| Sep 10 | PORTOFINO AT SUN/SETTLEMENT 000021878095758 SCHOO ASSOCIATION MANA | 1,785.00 | | 69,094.99 |
| Sep 12 | VANCO PAYMENTS/GATEWAY XX1V55VZ6GVDW5 SCHOO ASSOCIATION MANA | 595.00 | | 69,689.99 |
| Sep 13 | VANCO PAYMENTS/GATEWAY XX1V55W06GY2SP SCHOO ASSOCIATION MANA | 553.00 | | 70,242.99 |
| Sep 17 | CHECK #1139 | | 7.18 | 70,235.81 |
| Sep 18 | VANCO PAYMENTS/GATEWAY XX1V55W56HBP5F SCHOO ASSOCIATION MANA | 595.00 | | 70,830.81 |
| Sep 18 | PORTOFINO AT SUN/SETTLEMENT 000021940728354 SCHOO ASSOCIATION MANA | 595.00 | | 71,425.81 |
| Sep 19 | PORTOFINO AT SUN/SETTLEMENT 000021949469102 SCHOO ASSOCIATION MANA | 595.00 | | 72,020.81 |
| Sep 19 | PORTOFINO AT SUN/SETTLEMENT 000021946934022 SCHOO ASSOCIATION MANA | 595.00 | | 72,615.81 |
| Sep 23 | PORTOFINO AT SUN/SETTLEMENT 000021963862270 SCHOO ASSOCIATION MANA | 595.00 | | 73,210.81 |
| Sep 23 | CLICKPAY STL CC/CP STL CC 49051500 PORTOFINO AT SUN CITY | 1,190.00 | | 74,400.81 |
| Sep 27 | CHECK #1140 | | 6,375.75 | 68,025.06 |
| Sep 30 | ENDING BALANCE | | | \$68,025.06 |

CHECKS PAID

* Indicates a Skip in Check Number(s)

| Date | Check No. | Amount | Date | Check No. | Amount |
|--------|-----------|--------|--------|-----------|----------|
| Sep 17 | 1139 | 7.18 | Sep 27 | 1140 | 6,375.75 |

DAILY BALANCE SUMMARY

| Date | Balance | Date | Balance | Date | Balance |
|--------|-----------|--------|-----------|--------|-----------|
| Sep 04 | 59,574.99 | Sep 10 | 69,094.99 | Sep 18 | 71,425.81 |
| Sep 05 | 61,359.99 | Sep 12 | 69,689.99 | Sep 19 | 72,615.81 |
| Sep 06 | 64,334.99 | Sep 13 | 70,242.99 | Sep 23 | 74,400.81 |
| Sep 09 | 66,714.99 | Sep 17 | 70,235.81 | Sep 27 | 68,025.06 |



ASSOCIATION BANKING CKG

Account Number: XXXXXX8405

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

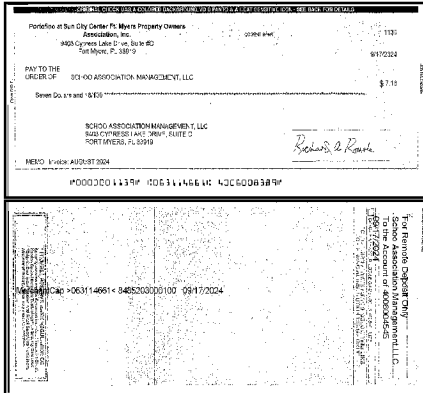
Balance Summary

| | |
|---|-----------------|
| Beginning Balance as of 09/01/2024 | \$100.87 |
| + Deposits and Credits (0) | \$0.00 |
| - Withdrawals and Debits (0) | \$0.00 |
| Ending Balance as of 09/30/2024 | \$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 |

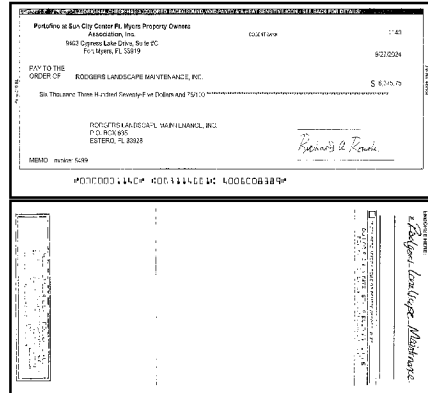
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IMAGES



09/17/2024 Check 1139 \$7.18



09/27/2024 Check 1140 \$6,375.75

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