

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

Balance Sheet For 7/31/2022

Operating Funds

Operating - Cogent 8389

\$52,937.82

Total Operating Funds

\$52,937.82

Reserve Funds

Reserve - Cogent 8405

\$100.87

Total Reserve Funds

\$100.87

Accounts Receivables

Accounts Receivable

\$573.00

Total Accounts Receivables

\$573.00

Other Assets

Prepaid Insurance

\$563.52

Total Other Assets

\$563.52

Total Assets

\$54,175.21

Current Liabilities

Accounts Payable

\$257.52

Prepaid Association Fees

\$3,112.40

Deferred Maintenance Fees

\$9,216.66

Total Current Liabilities

\$12,586.58

Equity

Retained Earnings

\$46,745.22

Net Income

(\$5,156.59)

Total Equity

\$41,588.63

Total Liabilities / Equity

\$54,175.21

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

Statement of Revenues and Expenses 7/1/2022 - 7/31/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Operating Income							
4100 - Association Fees	9,216.66	9,216.67	(.01)	73,733.34	73,733.36	(.02)	110,600.00
4114 - Sale/Rental Application Fee	-	-	-	75.00	-	75.00	-
4151 - Interest-Owner	-	-	-	4.09	-	4.09	-
Total Operating Income	9,216.66	9,216.67	(.01)	73,812.43	73,733.36	79.07	110,600.00
Total Income	9,216.66	9,216.67	(.01)	73,812.43	73,733.36	79.07	110,600.00
Operating Expense							
Grounds							
5102 - Mulch	-	1,041.67	1,041.67	11,976.86	8,333.36	(3,643.50)	12,500.00
5106 - Palm Pruning	5,520.00	450.00	(5,070.00)	5,520.00	3,600.00	(1,920.00)	5,400.00
5107 - Plant Replacements	-	41.67	41.67	-	333.36	333.36	500.00
5108 - Oak Expense	-	300.00	300.00	-	2,400.00	2,400.00	3,600.00
5120 - Irrigation Repairs	-	433.83	433.83	4,456.50	3,470.64	(985.86)	5,206.00
Total Grounds	5,520.00	2,267.17	(3,252.83)	21,953.36	18,137.36	(3,816.00)	27,206.00
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	5,895.00	5,811.67	(83.33)	47,160.00	46,493.36	(666.64)	69,740.00
Total Contracts	5,895.00	5,811.67	(83.33)	47,160.00	46,493.36	(666.64)	69,740.00
Insurance, Fees & Taxes							
5291 - Insurance	141.84	142.00	.16	1,066.82	1,136.00	69.18	1,704.00
5296 - Corporate Annual Report	-	5.08	5.08	61.25	40.64	(20.61)	61.00
Total Insurance, Fees & Taxes	141.84	147.08	5.24	1,128.07	1,176.64	48.57	1,765.00
Administration							
5321 - Tax Preparation	-	22.92	22.92	315.00	183.36	(131.64)	275.00
5322 - Legal	-	125.00	125.00	2,000.00	1,000.00	(1,000.00)	1,500.00
5324 - Management Fee	650.00	645.00	(5.00)	5,185.00	5,160.00	(25.00)	7,740.00
5328 - Office Expense	7.52	83.33	75.81	730.13	666.64	(63.49)	1,000.00
5333 - Social Events	-	29.17	29.17	190.66	233.36	42.70	350.00
5335 - Contingency	-	14.92	14.92	306.80	119.36	(187.44)	179.00
Total Administration	657.52	920.34	262.82	8,727.59	7,362.72	(1,364.87)	11,044.00
Total Expense	12,214.36	9,216.68	(2,997.68)	78,969.02	73,733.44	(5,235.58)	110,600.00
Operating Net Total	(2,997.70)	(.01)	(2,997.69)	(5,156.59)	(.08)	(5,156.51)	-
Net Total	(2,997.70)	(.01)	(2,997.69)	(5,156.59)	(.08)	(5,156.51)	-