

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

Balance Sheet For 10/31/2022

Operating Funds

Operating - Cogent 8389

\$42,098.12

Total Operating Funds

\$42,098.12

Reserve Funds

Reserve - Cogent 8405

\$100.87

Total Reserve Funds

\$100.87

Accounts Receivables

Accounts Receivable

\$877.90

Total Accounts Receivables

\$877.90

Other Assets

Prepaid Insurance

\$581.22

Total Other Assets

\$581.22

Total Assets

\$43,658.11

Current Liabilities

Accounts Payable

\$24,411.76

Prepaid Association Fees

\$1,271.40

Deferred Maintenance Fees

\$9,216.66

Total Current Liabilities

\$34,899.82

Equity

Retained Earnings

\$46,745.22

Net Income

(\$37,986.93)

Total Equity

\$8,758.29

Total Liabilities / Equity

\$43,658.11

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

Statement of Revenues and Expenses 10/1/2022 - 10/31/2022

	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)	101,383.34	101,383.37	(.03)	110,600.00
4114 - Sale/Rental Application Fee	-	-	-	75.00	-	75.00	-
4116 - Legal Fees-Owner	-	-	-	262.72	-	262.72	-
4151 - Interest-Owner	-	-	-	66.27	-	66.27	-
Total Operating Income	9,216.66	9,216.67	(.01)	101,787.33	101,383.37	403.96	110,600.00
Total Income	9,216.66	9,216.67	(.01)	101,787.33	101,383.37	403.96	110,600.00
Operating Expense							
Grounds							
5102 - Mulch	-	1,041.67	1,041.67	19,978.36	11,458.37	(8,519.99)	12,500.00
5106 - Palm Pruning	-	450.00	450.00	5,520.00	4,950.00	(570.00)	5,400.00
5107 - Plant Replacements	-	41.67	41.67	2,140.00	458.37	(1,681.63)	500.00
5108 - Oak Expense	-	300.00	300.00	-	3,300.00	3,300.00	3,600.00
5120 - Irrigation Repairs	-	433.83	433.83	5,144.50	4,772.13	(372.37)	5,206.00
Total Grounds	-	2,267.17	2,267.17	32,782.86	24,938.87	(7,843.99)	27,206.00
Buildings							
5242 - Sidewalk Cleaning	-	70.42	70.42	-	774.62	774.62	845.00
Total Buildings	-	70.42	70.42	-	774.62	774.62	845.00
Contracts							
5272 - Grounds	5,895.00	5,811.67	(83.33)	64,845.00	63,928.37	(916.63)	69,740.00
Total Contracts	5,895.00	5,811.67	(83.33)	64,845.00	63,928.37	(916.63)	69,740.00
Insurance, Fees & Taxes							
5291 - Insurance	142.46	142.00	(.46)	1,493.58	1,562.00	68.42	1,704.00
5296 - Corporate Annual Report	-	5.08	5.08	61.25	55.88	(5.37)	61.00
Total Insurance, Fees & Taxes	142.46	147.08	4.62	1,554.83	1,617.88	63.05	1,765.00
Administration							
5321 - Tax Preparation	-	22.92	22.92	315.00	252.12	(62.88)	275.00
5322 - Legal	-	125.00	125.00	2,472.50	1,375.00	(1,097.50)	1,500.00
5324 - Management Fee	650.00	645.00	(5.00)	7,135.00	7,095.00	(40.00)	7,740.00
5328 - Office Expense	11.76	83.33	71.57	771.61	916.63	145.02	1,000.00
5333 - Social Events	-	29.17	29.17	190.66	320.87	130.21	350.00
5335 - Contingency	-	14.92	14.92	306.80	164.12	(142.68)	179.00
5339 - Hurricane Repairs	29,400.00	-	(29,400.00)	29,400.00	-	(29,400.00)	-
Total Administration	30,061.76	920.34	(29,141.42)	40,591.57	10,123.74	(30,467.83)	11,044.00
Total Expense	36,099.22	9,216.68	(26,882.54)	139,774.26	101,383.48	(38,390.78)	110,600.00
Operating Net Total	(26,882.56)	(.01)	(26,882.55)	(37,986.93)	(.11)	(37,986.82)	-

Net Total	(26,882.56)	(.01)	(26,882.55)	(37,986.93)	(.11)	(37,986.82)	-
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