

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

Balance Sheet For 5/31/2022

Operating Funds

Operating - Cogent 8389

\$51,827.32

Total Operating Funds

\$51,827.32

Reserve Funds

Reserve - Cogent 8405

\$100.87

Total Reserve Funds

\$100.87

Accounts Receivables

Accounts Receivable

\$553.00

Total Accounts Receivables

\$553.00

Other Assets

Prepaid Insurance

\$847.20

Total Other Assets

\$847.20

Total Assets

\$53,328.39

Current Liabilities

Accounts Payable

\$2,302.08

Prepaid Association Fees

\$8,949.28

Total Current Liabilities

\$11,251.36

Equity

Retained Earnings

\$46,745.22

Net Income

(\$4,668.19)

Total Equity

\$42,077.03

Total Liabilities / Equity

\$53,328.39

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

Statement of Revenues and Expenses 5/1/2022 - 5/31/2022

	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)	55,300.00	55,300.02	(.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)	55,379.09	55,300.02	79.07	110,600.00
Total Income	9,216.66	9,216.67	(.01)	55,379.09	55,300.02	79.07	110,600.00
Operating Expense							
Grounds							
5102 - Mulch	-	1,041.67	1,041.67	11,976.86	6,250.02	(5,726.84)	12,500.00
5106 - Palm Pruning	-	450.00	450.00	-	2,700.00	2,700.00	5,400.00
5107 - Plant Replacements	-	41.67	41.67	-	250.02	250.02	500.00
5108 - Oak Expense	-	300.00	300.00	-	1,800.00	1,800.00	3,600.00
5120 - Irrigation Repairs	208.00	433.83	225.83	4,456.50	2,602.98	(1,853.52)	5,206.00
Total Grounds	208.00	2,267.17	2,059.17	16,433.36	13,603.02	(2,830.34)	27,206.00
Buildings							
5242 - Sidewalk Cleaning	-	70.42	70.42	-	422.52	422.52	845.00
Total Buildings	-	70.42	70.42	-	422.52	422.52	845.00
Contracts							
5272 - Grounds	5,895.00	5,811.67	(83.33)	35,370.00	34,870.02	(499.98)	69,740.00
Total Contracts	5,895.00	5,811.67	(83.33)	35,370.00	34,870.02	(499.98)	69,740.00
Insurance, Fees & Taxes							
5291 - Insurance	141.84	142.00	.16	783.14	852.00	68.86	1,704.00
5296 - Corporate Annual Report	-	5.08	5.08	61.25	30.48	(30.77)	61.00
Total Insurance, Fees & Taxes	141.84	147.08	5.24	844.39	882.48	38.09	1,765.00
Administration							
5321 - Tax Preparation	-	22.92	22.92	315.00	137.52	(177.48)	275.00
5322 - Legal	2,000.00	125.00	(1,875.00)	2,000.00	750.00	(1,250.00)	1,500.00
5324 - Management Fee	650.00	645.00	(5.00)	3,885.00	3,870.00	(15.00)	7,740.00
5328 - Office Expense	37.28	83.33	46.05	702.07	499.98	(202.09)	1,000.00
5333 - Social Events	-	29.17	29.17	190.66	175.02	(15.64)	350.00
5335 - Contingency	56.80	14.92	(41.88)	306.80	89.52	(217.28)	179.00
Total Administration	2,744.08	920.34	(1,823.74)	7,399.53	5,522.04	(1,877.49)	11,044.00
Total Expense	8,988.92	9,216.68	227.76	60,047.28	55,300.08	(4,747.20)	110,600.00
Operating Net Total	227.74	(.01)	227.75	(4,668.19)	(.06)	(4,668.13)	-
Net Total	227.74	(.01)	227.75	(4,668.19)	(.06)	(4,668.13)	-