

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

Balance Sheet For 9/30/2022

**Operating Funds**

Operating - Cogent 8389

\$52,145.86

**Total Operating Funds**

**\$52,145.86**

**Reserve Funds**

Reserve - Cogent 8405

\$100.87

**Total Reserve Funds**

**\$100.87**

**Accounts Receivables**

Accounts Receivable

\$2,536.90

**Total Accounts Receivables**

**\$2,536.90**

**Other Assets**

Prepaid Insurance

\$723.68

**Total Other Assets**

**\$723.68**

**Total Assets**

**\$55,507.31**

**Current Liabilities**

Accounts Payable

\$532.74

Prepaid Association Fees

\$900.40

Deferred Maintenance Fees

\$18,433.32

**Total Current Liabilities**

**\$19,866.46**

**Equity**

Retained Earnings

\$46,745.22

Net Income

(\$11,104.37)

**Total Equity**

**\$35,640.85**

**Total Liabilities / Equity**

**\$55,507.31**

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

## Statement of Revenues and Expenses 9/1/2022 - 9/30/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
<b>Operating Income</b>							
4100 - Association Fees	9,216.68	9,216.67	.01	92,166.68	92,166.70	(.02)	110,600.00
4114 - Sale/Rental Application Fee	-	-	-	75.00	-	75.00	-
4116 - Legal Fees-Owner	262.72	-	262.72	262.72	-	262.72	-
4151 - Interest-Owner	62.18	-	62.18	66.27	-	66.27	-
<b>Total Operating Income</b>	<b>9,541.58</b>	<b>9,216.67</b>	<b>324.91</b>	<b>92,570.67</b>	<b>92,166.70</b>	<b>403.97</b>	<b>110,600.00</b>
<b>Total Income</b>	<b>9,541.58</b>	<b>9,216.67</b>	<b>324.91</b>	<b>92,570.67</b>	<b>92,166.70</b>	<b>403.97</b>	<b>110,600.00</b>
<b>Operating Expense</b>							
<b>Grounds</b>							
5102 - Mulch	-	1,041.67	1,041.67	19,978.36	10,416.70	(9,561.66)	12,500.00
5106 - Palm Pruning	-	450.00	450.00	5,520.00	4,500.00	(1,020.00)	5,400.00
5107 - Plant Replacements	-	41.67	41.67	2,140.00	416.70	(1,723.30)	500.00
5108 - Oak Expense	-	300.00	300.00	-	3,000.00	3,000.00	3,600.00
5120 - Irrigation Repairs	520.00	433.83	(86.17)	5,144.50	4,338.30	(806.20)	5,206.00
<b>Total Grounds</b>	<b>520.00</b>	<b>2,267.17</b>	<b>1,747.17</b>	<b>32,782.86</b>	<b>22,671.70</b>	<b>(10,111.16)</b>	<b>27,206.00</b>
<b>Buildings</b>							
5242 - Sidewalk Cleaning	-	70.42	70.42	-	704.20	704.20	845.00
<b>Total Buildings</b>	<b>-</b>	<b>70.42</b>	<b>70.42</b>	<b>-</b>	<b>704.20</b>	<b>704.20</b>	<b>845.00</b>
<b>Contracts</b>							
5272 - Grounds	5,895.00	5,811.67	(83.33)	58,950.00	58,116.70	(833.30)	69,740.00
<b>Total Contracts</b>	<b>5,895.00</b>	<b>5,811.67</b>	<b>(83.33)</b>	<b>58,950.00</b>	<b>58,116.70</b>	<b>(833.30)</b>	<b>69,740.00</b>
<b>Insurance, Fees &amp; Taxes</b>							
5291 - Insurance	142.46	142.00	(.46)	1,351.12	1,420.00	68.88	1,704.00
5296 - Corporate Annual Report	-	5.08	5.08	61.25	50.80	(10.45)	61.00
<b>Total Insurance, Fees &amp; Taxes</b>	<b>142.46</b>	<b>147.08</b>	<b>4.62</b>	<b>1,412.37</b>	<b>1,470.80</b>	<b>58.43</b>	<b>1,765.00</b>
<b>Administration</b>							
5321 - Tax Preparation	-	22.92	22.92	315.00	229.20	(85.80)	275.00
5322 - Legal	-	125.00	125.00	2,472.50	1,250.00	(1,222.50)	1,500.00
5324 - Management Fee	650.00	645.00	(5.00)	6,485.00	6,450.00	(35.00)	7,740.00
5328 - Office Expense	12.74	83.33	70.59	759.85	833.30	73.45	1,000.00
5333 - Social Events	-	29.17	29.17	190.66	291.70	101.04	350.00
5335 - Contingency	-	14.92	14.92	306.80	149.20	(157.60)	179.00
<b>Total Administration</b>	<b>662.74</b>	<b>920.34</b>	<b>257.60</b>	<b>10,529.81</b>	<b>9,203.40</b>	<b>(1,326.41)</b>	<b>11,044.00</b>
<b>Total Expense</b>	<b>7,220.20</b>	<b>9,216.68</b>	<b>1,996.48</b>	<b>103,675.04</b>	<b>92,166.80</b>	<b>(11,508.24)</b>	<b>110,600.00</b>
<b>Operating Net Total</b>	<b>2,321.38</b>	<b>(.01)</b>	<b>2,321.39</b>	<b>(11,104.37)</b>	<b>(.10)</b>	<b>(11,104.27)</b>	<b>-</b>
<b>Net Total</b>	<b>2,321.38</b>	<b>(.01)</b>	<b>2,321.39</b>	<b>(11,104.37)</b>	<b>(.10)</b>	<b>(11,104.27)</b>	<b>-</b>