

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

Balance Sheet For 4/30/2022

Operating Funds

Operating - Cogent 8389

\$51,649.45

Total Operating Funds

\$51,649.45

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

\$989.04

Prepaid Expenses

\$2,064.00

Total Other Assets

\$3,053.04

Total Assets

\$55,356.36

Current Liabilities

Accounts Payable

\$298.13

Prepaid Association Fees

\$3,992.28

Deferred Maintenance Fees

\$9,216.66

Total Current Liabilities

\$13,507.07

Equity

Retained Earnings

\$46,745.22

Net Income

(\$4,895.93)

Total Equity

\$41,849.29

Total Liabilities / Equity

\$55,356.36

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

Statement of Revenues and Expenses 4/1/2022 - 4/30/2022

	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)	46,083.34	46,083.35	(.01)	110,600.00
4114 - Sale/Rental Application Fee	75.00	-	75.00	75.00	-	75.00	-
4151 - Interest-Owner	-	-	-	4.09	-	4.09	-
Total Operating Income	9,291.66	9,216.67	74.99	46,162.43	46,083.35	79.08	110,600.00
Total Income	9,291.66	9,216.67	74.99	46,162.43	46,083.35	79.08	110,600.00
Operating Expense							
Grounds							
5102 - Mulch	-	1,041.67	1,041.67	11,976.86	5,208.35	(6,768.51)	12,500.00
5106 - Palm Pruning	-	333.33	333.33	-	1,666.65	1,666.65	4,000.00
5107 - Plant Replacements	-	41.67	41.67	-	208.35	208.35	500.00
5108 - Oak Expense	-	300.00	300.00	-	1,500.00	1,500.00	3,600.00
5120 - Irrigation Repairs	106.00	500.00	394.00	4,248.50	2,500.00	(1,748.50)	6,000.00
Total Grounds	106.00	2,216.67	2,110.67	16,225.36	11,083.35	(5,142.01)	26,600.00
Buildings							
5242 - Sidewalk Cleaning	-	70.42	70.42	-	352.10	352.10	845.00
Total Buildings	-	70.42	70.42	-	352.10	352.10	845.00
Contracts							
5272 - Grounds	5,895.00	5,778.83	(116.17)	29,475.00	28,894.15	(580.85)	69,346.00
Total Contracts	5,895.00	5,778.83	(116.17)	29,475.00	28,894.15	(580.85)	69,346.00
Insurance, Fees & Taxes							
5291 - Insurance	141.84	142.00	.16	641.30	710.00	68.70	1,704.00
5296 - Corporate Annual Report	-	5.08	5.08	61.25	25.40	(35.85)	61.00
Total Insurance, Fees & Taxes	141.84	147.08	5.24	702.55	735.40	32.85	1,765.00
Administration							
5321 - Tax Preparation	-	22.92	22.92	315.00	114.60	(200.40)	275.00
5322 - Legal	-	125.00	125.00	-	625.00	625.00	1,500.00
5324 - Management Fee	650.00	645.00	(5.00)	3,235.00	3,225.00	(10.00)	7,740.00
5328 - Office Expense	239.52	83.33	(156.19)	664.79	416.65	(248.14)	1,000.00
5333 - Social Events	64.12	29.17	(34.95)	190.66	145.85	(44.81)	350.00
5335 - Contingency	250.00	98.25	(151.75)	250.00	491.25	241.25	1,179.00
Total Administration	1,203.64	1,003.67	(199.97)	4,655.45	5,018.35	362.90	12,044.00
Total Expense	7,346.48	9,216.67	1,870.19	51,058.36	46,083.35	(4,975.01)	110,600.00
Operating Net Total	1,945.18	-	1,945.18	(4,895.93)	-	(4,895.93)	-
Net Total	1,945.18	-	1,945.18	(4,895.93)	-	(4,895.93)	-