

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

Balance Sheet For 11/30/2022

Operating Funds		
Operating - Cogent 8389	\$12,909.86	
Total Operating Funds		\$12,909.86
Reserve Funds		
Reserve - Cogent 8405	\$100.87	
Total Reserve Funds		\$100.87
Other Assets		
Prepaid Insurance	\$1,724.20	
Total Other Assets		\$1,724.20
	Total Assets	\$14,734.93

Current Liabilities		
Accounts Payable	\$1,990.71	
Prepaid Association Fees	\$2,461.40	
Total Current Liabilities		\$4,452.11
Equity		
Retained Earnings	\$46,745.22	
Net Income	(\$36,462.40)	
Total Equity		\$10,282.82
	Total Liabilities / Equity	\$14,734.93

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

Statement of Revenues and Expenses 11/1/2022 - 11/30/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Operating Income							
4100 - Association Fees	9,216.66	9,216.63	.03	110,600.00	110,600.00	-	110,600.00
4114 - Sale/Rental Application Fee	-	-	-	75.00	-	75.00	-
4116 - Legal Fees-Owner	-	-	-	262.72	-	262.72	-
4151 - Interest-Owner	(4.40)	-	(4.40)	61.87	-	61.87	-
Total Operating Income	9,212.26	9,216.63	(4.37)	110,999.59	110,600.00	399.59	110,600.00
Total Income	9,212.26	9,216.63	(4.37)	110,999.59	110,600.00	399.59	110,600.00
Operating Expense							
Grounds							
5102 - Mulch	-	1,041.63	1,041.63	19,978.36	12,500.00	(7,478.36)	12,500.00
5106 - Palm Pruning	-	450.00	450.00	5,520.00	5,400.00	(120.00)	5,400.00
5107 - Plant Replacements	-	41.63	41.63	2,140.00	500.00	(1,640.00)	500.00
5108 - Oak Expense	-	300.00	300.00	-	3,600.00	3,600.00	3,600.00
5120 - Irrigation Repairs	-	433.87	433.87	5,144.50	5,206.00	61.50	5,206.00
Total Grounds	-	2,267.13	2,267.13	32,782.86	27,206.00	(5,576.86)	27,206.00
Buildings							
5242 - Sidewalk Cleaning	-	70.38	70.38	-	845.00	845.00	845.00
Total Buildings	-	70.38	70.38	-	845.00	845.00	845.00
Contracts							
5272 - Grounds	6,190.00	5,811.63	(378.37)	71,035.00	69,740.00	(1,295.00)	69,740.00
Total Contracts	6,190.00	5,811.63	(378.37)	71,035.00	69,740.00	(1,295.00)	69,740.00
Insurance, Fees & Taxes							
5291 - Insurance	142.46	142.00	(.46)	1,636.04	1,704.00	67.96	1,704.00
5296 - Corporate Annual Report	-	5.12	5.12	61.25	61.00	(.25)	61.00
Total Insurance, Fees & Taxes	142.46	147.12	4.66	1,697.29	1,765.00	67.71	1,765.00
Administration							
5321 - Tax Preparation	-	22.88	22.88	315.00	275.00	(40.00)	275.00
5322 - Legal	-	125.00	125.00	2,472.50	1,500.00	(972.50)	1,500.00
5324 - Management Fee	650.00	645.00	(5.00)	7,785.00	7,740.00	(45.00)	7,740.00
5328 - Office Expense	705.27	83.37	(621.90)	1,476.88	1,000.00	(476.88)	1,000.00
5333 - Social Events	-	29.13	29.13	190.66	350.00	159.34	350.00
5335 - Contingency	-	14.88	14.88	306.80	179.00	(127.80)	179.00
5339 - Hurricane Repairs	-	-	-	29,400.00	-	(29,400.00)	-
Total Administration	1,355.27	920.26	(435.01)	41,946.84	11,044.00	(30,902.84)	11,044.00
Total Expense	7,687.73	9,216.52	1,528.79	147,461.99	110,600.00	(36,861.99)	110,600.00
Operating Net Total	1,524.53	.11	1,524.42	(36,462.40)	-	(36,462.40)	-

Net Total	1,524.53	.11	1,524.42	(36,462.40)	-	(36,462.40)	-
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