

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

Balance Sheet For 8/31/2022

Operating Funds

Operating - Cogent 8389

\$43,872.84

Total Operating Funds

\$43,872.84

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

\$866.14

Total Other Assets

\$866.14

Total Assets

\$45,392.85

Current Liabilities

Accounts Payable

\$2,324.98

Prepaid Association Fees

\$9,748.40

Total Current Liabilities

\$12,073.38

Equity

Retained Earnings

\$46,745.22

Net Income

(\$13,425.75)

Total Equity

\$33,319.47

Total Liabilities / Equity

\$45,392.85

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

Statement of Revenues and Expenses 8/1/2022 - 8/31/2022

	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)	82,950.00	82,950.03	(.03)	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)	83,029.09	82,950.03	79.06	110,600.00
Total Income	9,216.66	9,216.67	(.01)	83,029.09	82,950.03	79.06	110,600.00
Operating Expense							
Grounds							
5102 - Mulch	8,001.50	1,041.67	(6,959.83)	19,978.36	9,375.03	(10,603.33)	12,500.00
5106 - Palm Pruning	-	450.00	450.00	5,520.00	4,050.00	(1,470.00)	5,400.00
5107 - Plant Replacements	2,140.00	41.67	(2,098.33)	2,140.00	375.03	(1,764.97)	500.00
5108 - Oak Expense	-	300.00	300.00	-	2,700.00	2,700.00	3,600.00
5120 - Irrigation Repairs	168.00	433.83	265.83	4,624.50	3,904.47	(720.03)	5,206.00
Total Grounds	10,309.50	2,267.17	(8,042.33)	32,262.86	20,404.53	(11,858.33)	27,206.00
Buildings							
5242 - Sidewalk Cleaning	-	70.42	70.42	-	633.78	633.78	845.00
Total Buildings	-	70.42	70.42	-	633.78	633.78	845.00
Contracts							
5272 - Grounds	5,895.00	5,811.67	(83.33)	53,055.00	52,305.03	(749.97)	69,740.00
Total Contracts	5,895.00	5,811.67	(83.33)	53,055.00	52,305.03	(749.97)	69,740.00
Insurance, Fees & Taxes							
5291 - Insurance	141.84	142.00	.16	1,208.66	1,278.00	69.34	1,704.00
5296 - Corporate Annual Report	-	5.08	5.08	61.25	45.72	(15.53)	61.00
Total Insurance, Fees & Taxes	141.84	147.08	5.24	1,269.91	1,323.72	53.81	1,765.00
Administration							
5321 - Tax Preparation	-	22.92	22.92	315.00	206.28	(108.72)	275.00
5322 - Legal	472.50	125.00	(347.50)	2,472.50	1,125.00	(1,347.50)	1,500.00
5324 - Management Fee	650.00	645.00	(5.00)	5,835.00	5,805.00	(30.00)	7,740.00
5328 - Office Expense	16.98	83.33	66.35	747.11	749.97	2.86	1,000.00
5333 - Social Events	-	29.17	29.17	190.66	262.53	71.87	350.00
5335 - Contingency	-	14.92	14.92	306.80	134.28	(172.52)	179.00
Total Administration	1,139.48	920.34	(219.14)	9,867.07	8,283.06	(1,584.01)	11,044.00
Total Expense	17,485.82	9,216.68	(8,269.14)	96,454.84	82,950.12	(13,504.72)	110,600.00
Operating Net Total	(8,269.16)	(.01)	(8,269.15)	(13,425.75)	(.09)	(13,425.66)	-
Net Total	(8,269.16)	(.01)	(8,269.15)	(13,425.75)	(.09)	(13,425.66)	-