

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

Balance Sheet For 3/31/2022

Operating Funds

Operating - Cogent 8389	\$30,460.73	
Operating - First Horizon 8138	\$25,800.01	

Total Operating Funds		\$56,260.74
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Reserve Funds

Reserve - Cogent 8405	\$100.00	
Reserve - First Horizon 0186	\$0.87	

Total Reserve Funds		\$100.87
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Accounts Receivables

Accounts Receivable	\$3,318.00	
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Total Accounts Receivables		\$3,318.00
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Other Assets

Prepaid Insurance	\$1,130.88	
Prepaid Expenses	\$2,317.00	

Total Other Assets		\$3,447.88
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Total Assets		\$63,127.49
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Current Liabilities

Accounts Payable	\$612.78	
Due to Schoo - Start Up Funds	\$200.00	
Prepaid Association Fees	\$3,977.28	
Deferred Maintenance Fees	\$18,433.32	

Total Current Liabilities		\$23,223.38
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Equity

Retained Earnings	\$46,745.22	
Net Income	(\$6,841.11)	

Total Equity		\$39,904.11
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Total Liabilities / Equity		\$63,127.49
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Portofino at Sun City Center Ft. Myers Property Owners Association, Inc.

Statement of Revenues and Expenses 3/1/2022 - 3/31/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Operating Income							
4100 - Association Fees	9,216.68	9,216.67	.01	36,866.68	36,866.68	-	110,600.00
4151 - Interest-Owner	-	-	-	4.09	-	4.09	-
Total Operating Income	9,216.68	9,216.67	.01	36,870.77	36,866.68	4.09	110,600.00
Total Income	9,216.68	9,216.67	.01	36,870.77	36,866.68	4.09	110,600.00
Operating Expense							
Grounds							
5102 - Mulch	-	1,041.67	1,041.67	11,976.86	4,166.68	(7,810.18)	12,500.00
5106 - Palm Pruning	-	333.33	333.33	-	1,333.32	1,333.32	4,000.00
5107 - Plant Replacements	-	41.67	41.67	-	166.68	166.68	500.00
5108 - Oak Expense	-	300.00	300.00	-	1,200.00	1,200.00	3,600.00
5120 - Irrigation Repairs	395.00	500.00	105.00	4,142.50	2,000.00	(2,142.50)	6,000.00
Total Grounds	395.00	2,216.67	1,821.67	16,119.36	8,866.68	(7,252.68)	26,600.00
Buildings							
5242 - Sidewalk Cleaning	-	70.42	70.42	-	281.68	281.68	845.00
Total Buildings	-	70.42	70.42	-	281.68	281.68	845.00
Contracts							
5272 - Grounds	5,895.00	5,778.83	(116.17)	23,580.00	23,115.32	(464.68)	69,346.00
Total Contracts	5,895.00	5,778.83	(116.17)	23,580.00	23,115.32	(464.68)	69,346.00
Insurance, Fees & Taxes							
5291 - Insurance	89.32	142.00	52.68	499.46	568.00	68.54	1,704.00
5296 - Corporate Annual Report	61.25	5.08	(56.17)	61.25	20.32	(40.93)	61.00
Total Insurance, Fees & Taxes	150.57	147.08	(3.49)	560.71	588.32	27.61	1,765.00
Administration							
5321 - Tax Preparation	315.00	22.92	(292.08)	315.00	91.68	(223.32)	275.00
5322 - Legal	-	125.00	125.00	-	500.00	500.00	1,500.00
5324 - Management Fee	650.00	645.00	(5.00)	2,585.00	2,580.00	(5.00)	7,740.00
5328 - Office Expense	153.78	83.33	(70.45)	425.27	333.32	(91.95)	1,000.00
5333 - Social Events	-	29.17	29.17	126.54	116.68	(9.86)	350.00
5335 - Contingency	-	98.25	98.25	-	393.00	393.00	1,179.00
Total Administration	1,118.78	1,003.67	(115.11)	3,451.81	4,014.68	562.87	12,044.00
Total Expense	7,559.35	9,216.67	1,657.32	43,711.88	36,866.68	(6,845.20)	110,600.00
Operating Net Total	1,657.33	-	1,657.33	(6,841.11)	-	(6,841.11)	-
Net Total	1,657.33	-	1,657.33	(6,841.11)	-	(6,841.11)	-