

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

Balance Sheet For 6/30/2022

Operating Funds

Operating - Cogent 8389

\$63,495.36

Total Operating Funds

\$63,495.36

Reserve Funds

Reserve - Cogent 8405

\$100.87

Total Reserve Funds

\$100.87

Accounts Receivables

Accounts Receivable

\$573.00

Total Accounts Receivables

\$573.00

Other Assets

Prepaid Insurance

\$705.36

Total Other Assets

\$705.36

Total Assets

\$64,874.59

Current Liabilities

Accounts Payable

\$20.54

Prepaid Association Fees

\$1,834.40

Deferred Maintenance Fees

\$18,433.32

Total Current Liabilities

\$20,288.26

Equity

Retained Earnings

\$46,745.22

Net Income

(\$2,158.89)

Total Equity

\$44,586.33

Total Liabilities / Equity

\$64,874.59

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

Statement of Revenues and Expenses 6/1/2022 - 6/30/2022

| | 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 | 64,516.68 | 64,516.69 | (.01) | 110,600.00 |
| 4114 - Sale/Rental Application Fee | - | - | - | 75.00 | - | 75.00 | - |
| 4151 - Interest-Owner | - | - | - | 4.09 | - | 4.09 | - |
| Total Operating Income | 9,216.68 | 9,216.67 | .01 | 64,595.77 | 64,516.69 | 79.08 | 110,600.00 |
| Total Income | 9,216.68 | 9,216.67 | .01 | 64,595.77 | 64,516.69 | 79.08 | 110,600.00 |
| Operating Expense | | | | | | | |
| Grounds | | | | | | | |
| 5102 - Mulch | - | 1,041.67 | 1,041.67 | 11,976.86 | 7,291.69 | (4,685.17) | 12,500.00 |
| 5106 - Palm Pruning | - | 450.00 | 450.00 | - | 3,150.00 | 3,150.00 | 5,400.00 |
| 5107 - Plant Replacements | - | 41.67 | 41.67 | - | 291.69 | 291.69 | 500.00 |
| 5108 - Oak Expense | - | 300.00 | 300.00 | - | 2,100.00 | 2,100.00 | 3,600.00 |
| 5120 - Irrigation Repairs | - | 433.83 | 433.83 | 4,456.50 | 3,036.81 | (1,419.69) | 5,206.00 |
| Total Grounds | - | 2,267.17 | 2,267.17 | 16,433.36 | 15,870.19 | (563.17) | 27,206.00 |
| Buildings | | | | | | | |
| 5242 - Sidewalk Cleaning | - | 70.42 | 70.42 | - | 492.94 | 492.94 | 845.00 |
| Total Buildings | - | 70.42 | 70.42 | - | 492.94 | 492.94 | 845.00 |
| Contracts | | | | | | | |
| 5272 - Grounds | 5,895.00 | 5,811.67 | (83.33) | 41,265.00 | 40,681.69 | (583.31) | 69,740.00 |
| Total Contracts | 5,895.00 | 5,811.67 | (83.33) | 41,265.00 | 40,681.69 | (583.31) | 69,740.00 |
| Insurance, Fees & Taxes | | | | | | | |
| 5291 - Insurance | 141.84 | 142.00 | .16 | 924.98 | 994.00 | 69.02 | 1,704.00 |
| 5296 - Corporate Annual Report | - | 5.08 | 5.08 | 61.25 | 35.56 | (25.69) | 61.00 |
| Total Insurance, Fees & Taxes | 141.84 | 147.08 | 5.24 | 986.23 | 1,029.56 | 43.33 | 1,765.00 |
| Administration | | | | | | | |
| 5321 - Tax Preparation | - | 22.92 | 22.92 | 315.00 | 160.44 | (154.56) | 275.00 |
| 5322 - Legal | - | 125.00 | 125.00 | 2,000.00 | 875.00 | (1,125.00) | 1,500.00 |
| 5324 - Management Fee | 650.00 | 645.00 | (5.00) | 4,535.00 | 4,515.00 | (20.00) | 7,740.00 |
| 5328 - Office Expense | 20.54 | 83.33 | 62.79 | 722.61 | 583.31 | (139.30) | 1,000.00 |
| 5333 - Social Events | - | 29.17 | 29.17 | 190.66 | 204.19 | 13.53 | 350.00 |
| 5335 - Contingency | - | 14.92 | 14.92 | 306.80 | 104.44 | (202.36) | 179.00 |
| Total Administration | 670.54 | 920.34 | 249.80 | 8,070.07 | 6,442.38 | (1,627.69) | 11,044.00 |
| Total Expense | 6,707.38 | 9,216.68 | 2,509.30 | 66,754.66 | 64,516.76 | (2,237.90) | 110,600.00 |
| Operating Net Total | 2,509.30 | (.01) | 2,509.31 | (2,158.89) | (.07) | (2,158.82) | - |
| Net Total | 2,509.30 | (.01) | 2,509.31 | (2,158.89) | (.07) | (2,158.82) | - |