

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

Balance Sheet For 6/30/2024

**Operating Funds**

Operating - Cogent 8389

\$74,252.71

**Total Operating Funds**

**\$74,252.71**

**Reserve Funds**

Reserve - Cogent 8405

\$100.87

**Total Reserve Funds**

**\$100.87**

**Other Assets**

Prepaid Insurance

\$728.81

**Total Other Assets**

**\$728.81**

**Total Assets**

**\$75,082.39**

**Current Liabilities**

Accrued Expenses

\$9.37

Accounts Payable

\$3,450.00

Prepaid Association Fees

\$5,241.00

Deferred Maintenance Fees

\$19,833.32

**Total Current Liabilities**

**\$28,533.69**

**Equity**

Retained Earnings

\$40,447.79

Net Income

\$6,100.91

**Total Equity**

**\$46,548.70**

**Total Liabilities / Equity**

**\$75,082.39**

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

## Statement of Revenues and Expenses 6/1/2024 - 6/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
<b>Operating Income</b>							
4100 - Association Fees	9,916.68	9,916.67	.01	69,416.68	69,416.69	(.01)	119,000.00
4114 - Sale/Rental Application Fee	-	-	-	150.00	-	150.00	-
<b>Total Operating Income</b>	<b>9,916.68</b>	<b>9,916.67</b>	<b>.01</b>	<b>69,566.68</b>	<b>69,416.69</b>	<b>149.99</b>	<b>119,000.00</b>
<b>Total Income</b>	<b>9,916.68</b>	<b>9,916.67</b>	<b>.01</b>	<b>69,566.68</b>	<b>69,416.69</b>	<b>149.99</b>	<b>119,000.00</b>
<b>Operating Expense</b>							
<b>Grounds</b>							
5102 - Mulch	-	1,245.83	1,245.83	7,410.00	8,720.81	1,310.81	14,950.00
5106 - Palm Pruning	3,450.00	562.50	(2,887.50)	3,450.00	3,937.50	487.50	6,750.00
5107 - Plant Replacements	-	41.67	41.67	265.84	291.69	25.85	500.00
5108 - Oak Expense	-	133.33	133.33	-	933.31	933.31	1,600.00
5120 - Irrigation Repairs	-	433.83	433.83	1,255.00	3,036.81	1,781.81	5,206.00
<b>Total Grounds</b>	<b>3,450.00</b>	<b>2,417.16</b>	<b>(1,032.84)</b>	<b>12,380.84</b>	<b>16,920.12</b>	<b>4,539.28</b>	<b>29,006.00</b>
<b>Buildings</b>							
5242 - Sidewalk Cleaning	-	70.42	70.42	-	492.94	492.94	845.00
<b>Total Buildings</b>	<b>-</b>	<b>70.42</b>	<b>70.42</b>	<b>-</b>	<b>492.94</b>	<b>492.94</b>	<b>845.00</b>
<b>Contracts</b>							
5272 - Grounds	6,375.75	6,375.75	-	44,630.25	44,630.25	-	76,509.00
<b>Total Contracts</b>	<b>6,375.75</b>	<b>6,375.75</b>	<b>-</b>	<b>44,630.25</b>	<b>44,630.25</b>	<b>-</b>	<b>76,509.00</b>
<b>Insurance, Fees &amp; Taxes</b>							
5291 - Insurance	145.94	171.58	25.64	1,019.46	1,201.06	181.60	2,059.00
5296 - Corporate Annual Report	-	5.08	5.08	61.25	35.56	(25.69)	61.00
<b>Total Insurance, Fees &amp; Taxes</b>	<b>145.94</b>	<b>176.66</b>	<b>30.72</b>	<b>1,080.71</b>	<b>1,236.62</b>	<b>155.91</b>	<b>2,120.00</b>
<b>Administration</b>							
5321 - Tax Preparation	-	25.00	25.00	257.50	175.00	(82.50)	300.00
5322 - Legal	-	125.00	125.00	-	875.00	875.00	1,500.00
5324 - Management Fee	650.00	650.00	-	4,550.00	4,550.00	-	7,800.00
5328 - Office Expense	14.25	41.67	27.42	456.58	291.69	(164.89)	500.00
5335 - Contingency	-	35.00	35.00	109.89	245.00	135.11	420.00
<b>Total Administration</b>	<b>664.25</b>	<b>876.67</b>	<b>212.42</b>	<b>5,373.97</b>	<b>6,136.69</b>	<b>762.72</b>	<b>10,520.00</b>
<b>Total Expense</b>	<b>10,635.94</b>	<b>9,916.66</b>	<b>(719.28)</b>	<b>63,465.77</b>	<b>69,416.62</b>	<b>5,950.85</b>	<b>119,000.00</b>
<b>Operating Net Total</b>	<b>(719.26)</b>	<b>.01</b>	<b>(719.27)</b>	<b>6,100.91</b>	<b>.07</b>	<b>6,100.84</b>	<b>-</b>
<b>Net Total</b>	<b>(719.26)</b>	<b>.01</b>	<b>(719.27)</b>	<b>6,100.91</b>	<b>.07</b>	<b>6,100.84</b>	<b>-</b>