

PORTOFINO AT SUN CITY CENTER POA

Balance Sheet
 As of 03/31/19

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
CASH					
101	IBERIA BANK - OP 8138	58,548.97			58,548.97
109	IBERIA BANK - RES 0186		3,063.76		3,063.76
		<u>58,548.97</u>	<u>3,063.76</u>	<u>.00</u>	<u>61,612.73</u>
ACCOUNTS RECEIVABLE					
112	A/R - OWNER ASSESSMENTS	1,169.64			1,169.64
	TOTAL ACCOUNTS RECEIVABLE	<u>1,169.64</u>	<u>.00</u>	<u>.00</u>	<u>1,169.64</u>
CURRENT ASSETS					
122	PREPAID INSURANCE	972.00			972.00
	TOTAL CURRENT ASSETS	<u>972.00</u>	<u>.00</u>	<u>.00</u>	<u>972.00</u>
	TOTAL ASSETS	<u>60,690.61</u>	<u>3,063.76</u>	<u>.00</u>	<u>63,754.37</u>
LIABILITIES & EQUITY					
CURRENT LIABILITIES					
207	PREPAID ASSESSMENTS	726.62			726.62
210	ACCOUNTS PAYABLE	185.19			185.19
239	DEFERRED ASSESSMENTS	18,433.33			18,433.33
	TOTAL CURRENT LIABILITIES	<u>19,345.14</u>	<u>.00</u>	<u>.00</u>	<u>19,345.14</u>
RESERVES					
301	RESERVE - SOD REPLACEMENT		2,882.66		2,882.66
302	RESERVE - UNALLOCATED INTEREST		181.10		181.10
	RESERVES	<u>.00</u>	<u>3,063.76</u>	<u>.00</u>	<u>3,063.76</u>
EQUITY:					
350	OPERATING FUND BALANCE	35,747.46			35,747.46
	Current Year Net Income/(Loss)	5,598.01	.00	.00	5,598.01
	Subtotal Equity	<u>41,345.47</u>	<u>.00</u>	<u>.00</u>	<u>41,345.47</u>
	TOTAL LIABILITIES & EQUITY	<u>60,690.61</u>	<u>3,063.76</u>	<u>.00</u>	<u>63,754.37</u>

PORTOFINO AT SUN CITY CENTER POA

Income/Expense Statement

Period: 03/01/19 to 03/31/19

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
INCOME								
00410	OPERATING ASSESSMENTS	9,216.67	9,216.67	.00	36,866.67	36,866.68	(.01)	110,600.00
00470	LATE CHARGES	50.00	.00	50.00	75.00	.00	75.00	.00
00475	OWNERS INTEREST CHARGES	13.64	.00	13.64	27.88	.00	27.88	.00
00481	APPLICATION FEES	.00	.00	.00	200.00	.00	200.00	.00
00498	INTEREST - RESERVES	1.30	.00	1.30	4.48	.00	4.48	.00
	Subtotal Income	9,281.61	9,216.67	64.94	37,174.03	36,866.68	307.35	110,600.00
EXPENSES								
ADMINISTRATIVE								
00500	CORPORATE ANNUAL REPORT	61.25	.00	(61.25)	61.25	.00	(61.25)	.00
00502	LEGAL FEE	.00	125.00	125.00	.00	500.00	500.00	1,500.00
00504	MANAGEMENT FEE	645.00	645.00	.00	2,580.00	2,580.00	.00	7,740.00
00506	OFFICE EXPENSES	96.44	116.67	20.23	379.58	466.68	87.10	1,400.00
00508	TAX PREP-AUDIT	250.00	250.00	.00	250.00	250.00	.00	250.00
00510	CONTINGENCY	.00	149.25	149.25	1,350.00	597.00	(753.00)	1,791.00
00512	SOCIAL HOA EVENTS	.00	29.17	29.17	93.88	116.68	22.80	350.00
00513	BACKGROUND CHECKS	50.00	.00	(50.00)	160.00	.00	(160.00)	.00
	ADMINISTRATIVE	1,102.69	1,315.09	212.40	4,874.71	4,510.36	(364.35)	13,031.00
INSURANCE								
00520	INSURANCE PACKAGE	128.93	143.17	14.24	507.99	572.68	64.69	1,718.00
	INSURANCE	128.93	143.17	14.24	507.99	572.68	64.69	1,718.00
GROUNDS MAINTENANCE								
00530	CONTRACT GROUNDS LABOR	5,499.82	5,500.50	.68	21,999.34	22,002.00	2.66	66,006.00
00534	IRRIGATION REPAIRS/MAINT	605.50	583.33	(22.17)	1,789.50	2,333.32	543.82	7,000.00
00536	SIDEWALK CLEANING	.00	70.42	70.42	.00	281.68	281.68	845.00
00538	MULCH	.00	1,041.67	1,041.67	.00	4,166.68	4,166.68	12,500.00
00540	PLANT REPLACEMENT	.00	41.67	41.67	.00	166.68	166.68	500.00
00542	OAK EXPENSE	(850.00)	333.33	1,183.33	2,400.00	1,333.32	(1,066.68)	4,000.00
00544	PRUNE PALM	.00	416.67	416.67	.00	1,666.68	1,666.68	5,000.00
	GROUNDS MAINTENANCE	5,255.32	7,987.59	2,732.27	26,188.84	31,950.36	5,761.52	95,851.00

AGED OWNER BALANCES: AS OF Mar. 31, 2019
ACCOUNT NUMBER SEQUENCE

* - Previous Owner or Renter

ACCOUNT #	UNIT #	NAME	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL	STATUS
10532		Cindy Watterson	31.82	553.00	0.00	0.00	584.82	
10533		Tony & Suzanne Beaulieu	31.82	553.00	0.00	0.00	584.82	
		TOTAL:	63.64	1106.00	0.00	0.00	1169.64	