

PORTOFINO AT SUN CITY CENTER POA

Balance Sheet

As of 01/31/18

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
CASH					
101	IBERIA BANK - OP 8138	43,269.23			43,269.23
109	IBERIA BANK - RES 0186		4,853.24		4,853.24
		<u>43,269.23</u>	<u>4,853.24</u>	<u>.00</u>	<u>48,122.47</u>
ACCOUNTS RECEIVABLE					
	TOTAL ACCOUNTS RECEIVABLE	<u>.00</u>	<u>.00</u>	<u>.00</u>	<u>.00</u>
CURRENT ASSETS					
122	PREPAID INSURANCE	1,217.99			1,217.99
	TOTAL CURRENT ASSETS	<u>1,217.99</u>	<u>.00</u>	<u>.00</u>	<u>1,217.99</u>
	TOTAL ASSETS	<u>44,487.22</u>	<u>4,853.24</u>	<u>.00</u>	<u>49,340.46</u>
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LIABILITIES & EQUITY					
CURRENT LIABILITIES					
207	PREPAID ASSESSMENTS	11,960.22			11,960.22
211	ACCRUED PAYABLES	3,935.07			3,935.07
239	DEFERRED ASSESSMENTS	9,216.66			9,216.66
	TOTAL CURRENT LIABILITIES	<u>25,111.95</u>	<u>.00</u>	<u>.00</u>	<u>25,111.95</u>
RESERVES					
301	RESERVE - SOD REPLACEMENT		4,682.66		4,682.66
302	RESERVE - UNALLOCATED INTEREST		170.58		170.58
	RESERVES	<u>.00</u>	<u>4,853.24</u>	<u>.00</u>	<u>4,853.24</u>
EQUITY:					
350	OPERATING FUND BALANCE	10,638.74			10,638.74
	Current Year Net Income/(Loss)	8,736.53	.00	.00	8,736.53
	Subtotal Equity	<u>19,375.27</u>	<u>.00</u>	<u>.00</u>	<u>19,375.27</u>
	TOTAL LIABILITIES & EQUITY	<u>44,487.22</u>	<u>4,853.24</u>	<u>.00</u>	<u>49,340.46</u>
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PORTOFINO AT SUN CITY CENTER POA

Income/Expense Statement

Period: 01/01/18 to 01/31/18

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME								
00410	OPERATING ASSESSMENTS	9,216.67	9,216.67	.00	18,433.34	18,433.34	.00	110,600.00
00470	LATE CHARGES	(25.00)	.00	(25.00)	(25.00)	.00	(25.00)	.00
00475	OWNERS INTEREST CHARGES	(.62)	.00	(.62)	(.31)	.00	(.31)	.00
00481	APPLICATION FEES	.00	.00	.00	100.00	.00	100.00	.00
00498	INTEREST - RESERVES	.62	.00	.62	1.24	.00	1.24	.00
	Subtotal Income	9,191.67	9,216.67	(25.00)	18,509.27	18,433.34	75.93	110,600.00
EXPENSES								
ADMINISTRATIVE								
00500	CORPORATE ANNUAL REPORT	.00	.00	.00	.00	61.00	61.00	61.00
00502	LEGAL FEE	.00	125.00	125.00	.00	250.00	250.00	1,500.00
00504	MANAGEMENT FEE	645.00	645.00	.00	1,290.00	1,290.00	.00	7,740.00
00506	OFFICE EXPENSES	81.07	125.00	43.93	159.78	250.00	90.22	1,500.00
00508	TAX PREP-AUDIT	.00	20.83	20.83	.00	41.66	41.66	250.00
00510	CONTINGENCY	.00	259.42	259.42	(572.70)	518.84	1,091.54	3,113.00
00512	SOCIAL HOA EVENTS	.00	29.17	29.17	.00	58.34	58.34	350.00
00513	BACKGROUND CHECKS	50.00	.00	(50.00)	50.00	.00	(50.00)	.00
	ADMINISTRATIVE	776.07	1,204.42	428.35	927.08	2,469.84	1,542.76	14,514.00
INSURANCE								
00520	INSURANCE PACKAGE	128.50	144.00	15.50	248.74	288.00	39.26	1,728.00
	INSURANCE	128.50	144.00	15.50	248.74	288.00	39.26	1,728.00
GROUNDS MAINTENANCE								
00530	CONTRACT GROUNDS LABOR	5,499.84	5,500.58	.74	10,999.68	11,001.16	1.48	66,007.00
00534	IRRIGATION REPAIRS/MAINT	359.00	375.00	16.00	981.00	750.00	(231.00)	4,500.00
00536	SIDEWALK CLEANING	.00	70.42	70.42	.00	140.84	140.84	845.00
00538	MULCH	.00	1,042.17	1,042.17	.00	2,084.34	2,084.34	12,506.00
00540	PLANT REPLACEMENT	.00	41.67	41.67	.00	83.34	83.34	500.00
00542	OAK EXPENSE	.00	416.67	416.67	.00	833.34	833.34	5,000.00
00544	PRUNE PALM	.00	416.67	416.67	.00	833.34	833.34	5,000.00
00547	HURRICANE EXPENSE	3,465.00	.00	(3,465.00)	(3,385.00)	.00	3,385.00	.00
	GROUNDS MAINTENANCE	9,323.84	7,863.18	(1,460.66)	8,595.68	15,726.36	7,130.68	94,358.00

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Income/Expense Statement
 Period: 01/01/18 to 01/31/18

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
RESERVE FUNDING								
00910	RESERVE INTEREST DISTRIBUTIO	.62	.00	(.62)	1.24	.00	(1.24)	.00
	RESERVE FUNDING	.62	.00	(.62)	1.24	.00	(1.24)	.00
	TOTAL EXPENSES	10,229.03	9,211.60	(1,017.43)	9,772.74	18,484.20	8,711.46	110,600.00
	Current Year Net Income/(loss)	(1,037.36)	5.07	(1,042.43)	8,736.53	(50.86)	8,787.39	.00
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