

PORTOFINO AT SUN CITY CENTER POA

Balance Sheet
 As of 10/31/16

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
CASH					
101	IBERIA BANK - OP 8138	68,920.74			68,920.74
109	IBERIA BANK - RES 0186		9,956.80		9,956.80
		68,920.74	9,956.80	.00	78,877.54
ACCOUNTS RECEIVABLE					
112	A/R - OWNER ASSESSMENTS	591.64			591.64
	TOTAL ACCOUNTS RECEIVABLE	591.64	.00	.00	591.64
CURRENT ASSETS					
122	PREPAID INSURANCE	536.98			536.98
123	PREPAID EXPENSES	958.33			958.33
	TOTAL CURRENT ASSETS	1,495.31	.00	.00	1,495.31
	TOTAL ASSETS	71,007.69	9,956.80	.00	80,964.49
LIABILITIES & EQUITY					
CURRENT LIABILITIES					
207	PREPAID ASSESSMENTS	547.40			547.40
211	ACCRUED PAYABLES	14,532.87			14,532.87
239	DEFERRED ASSESSMENTS	9,216.66			9,216.66
	TOTAL CURRENT LIABILITIES	24,296.93	.00	.00	24,296.93
RESERVES					
301	RESERVE - SOD REPLACEMENT		9,799.16		9,799.16
302	RESERVE - UNALLOCATED INTEREST		157.64		157.64
	RESERVES	.00	9,956.80	.00	9,956.80
EQUITY:					
350	OPERATING FUND BALANCE	50,666.23			50,666.23
	Current Year Net Income/(Loss)	(3,955.47)	.00	.00	(3,955.47)
	Subtotal Equity	46,710.76	.00	.00	46,710.76
	TOTAL LIABILITIES & EQUITY	71,007.69	9,956.80	.00	80,964.49

PORTOFINO AT SUN CITY CENTER POA

Income/Expense Statement
 Period: 10/01/16 to 10/31/16

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	101,383.34	101,383.37	(.03)	110,600.00
00470	LATE CHARGES	.00	.00	.00	125.00	.00	125.00	.00
00475	OWNERS INTEREST CHARGES	6.82	.00	6.82	50.49	.00	50.49	.00
00481	APPLICATION FEES	.00	.00	.00	200.00	.00	200.00	.00
00498	INTEREST - RESERVES	1.27	.00	1.27	157.64	.00	157.64	.00
	Subtotal Income	9,224.76	9,216.67	8.09	101,916.47	101,383.37	533.10	110,600.00
EXPENSES								
ADMINISTRATIVE								
00500	CORPORATE ANNUAL REPORT	.00	.00	.00	61.25	61.00	(.25)	61.00
00502	LEGAL FEE	.00	125.00	125.00	.00	1,375.00	1,375.00	1,500.00
00504	MANAGEMENT FEE	600.00	625.83	25.83	6,600.00	6,884.13	284.13	7,510.00
00506	OFFICE EXPENSES	68.37	142.83	74.46	1,559.54	1,571.13	11.59	1,714.00
00508	TAX PREP-AUDIT	.00	.00	.00	250.00	350.00	100.00	350.00
00510	CONTINGENCY	.00	125.00	125.00	650.00	1,375.00	725.00	1,500.00
00512	SOCIAL HOA EVENTS	.00	20.83	20.83	244.40	229.13	(15.27)	250.00
00513	BACKGROUND CHECKS	.00	.00	.00	60.00	.00	(60.00)	.00
	ADMINISTRATIVE	668.37	1,039.49	371.12	9,425.19	11,845.39	2,420.20	12,885.00
INSURANCE								
00520	INSURANCE PACKAGE	129.33	131.00	1.67	2,027.83	1,441.00	(586.83)	1,572.00
	INSURANCE	129.33	131.00	1.67	2,027.83	1,441.00	(586.83)	1,572.00
GROUNDS MAINTENANCE								
00530	CONTRACT GROUNDS LABOR	5,234.46	5,234.50	.04	57,579.06	57,579.50	.44	62,814.00
00532	CRABGRASS-PRE/POST	.00	333.33	333.33	.00	3,666.63	3,666.63	4,000.00
00534	IRRIGATION REPAIRS/MAINT	1,122.00	610.75	(511.25)	3,854.75	6,718.25	2,863.50	7,329.00
00536	SIDEWALK CLEANING	.00	83.33	83.33	.00	916.63	916.63	1,000.00
00538	MULCH	13,365.00	937.50	(12,427.50)	13,365.00	10,312.50	(3,052.50)	11,250.00
00540	PLANT REPLACEMENT	.00	62.50	62.50	400.00	687.50	287.50	750.00
00542	OAK EXPENSE	.00	333.33	333.33	4,120.80	3,666.63	(454.17)	4,000.00
00544	PRUNE PALM	.00	416.67	416.67	4,400.00	4,583.37	183.37	5,000.00
00550	PRIOR YEAR EXPENSE	958.34	.00	(958.34)	10,541.67	.00	(10,541.67)	.00
	GROUNDS MAINTENANCE	20,679.80	8,011.91	(12,667.89)	94,261.28	88,131.01	(6,130.27)	96,143.00
RESERVE FUNDING								

