

**PORTOFINO AT SUN CITY CENTER POA**

Balance Sheet  
 As of 07/31/17

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
CASH					
101	IBERIA BANK - OP 8138	55,530.34			55,530.34
109	IBERIA BANK - RES 0186		7,099.24		7,099.24
		55,530.34	7,099.24	.00	62,629.58
ACCOUNTS RECEIVABLE					
112	A/R - OWNER ASSESSMENTS	280.00			280.00
	TOTAL ACCOUNTS RECEIVABLE	280.00	.00	.00	280.00
CURRENT ASSETS					
122	PREPAID INSURANCE	438.72			438.72
	TOTAL CURRENT ASSETS	438.72	.00	.00	438.72
	TOTAL ASSETS	56,249.06	7,099.24	.00	63,348.30
LIABILITIES & EQUITY					
CURRENT LIABILITIES					
207	PREPAID ASSESSMENTS	1,866.22			1,866.22
210	ACCOUNTS PAYABLE	3,733.85			3,733.85
211	ACCRUED PAYABLES	92.94			92.94
239	DEFERRED ASSESSMENTS	9,216.66			9,216.66
	TOTAL CURRENT LIABILITIES	14,909.67	.00	.00	14,909.67
RESERVES					
301	RESERVE - SOD REPLACEMENT		6,932.66		6,932.66
302	RESERVE - UNALLOCATED INTEREST		166.58		166.58
	RESERVES	.00	7,099.24	.00	7,099.24
EQUITY:					
350	OPERATING FUND BALANCE	46,518.46			46,518.46
	Current Year Net Income/(Loss)	(5,179.07)	.00	.00	(5,179.07)
	Subtotal Equity	41,339.39	.00	.00	41,339.39
	TOTAL LIABILITIES & EQUITY	56,249.06	7,099.24	.00	63,348.30

**PORTOFINO AT SUN CITY CENTER POA**

Income/Expense Statement  
 Period: 07/01/17 to 07/31/17

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	73,733.34	73,733.36	(.02)	110,600.00
00460	MISCELLANEOUS INCOME	.00	.00	.00	1,089.00	.00	1,089.00	.00
00470	LATE CHARGES	(25.00)	.00	(25.00)	50.00	.00	50.00	.00
00475	OWNERS INTEREST CHARGES	(6.82)	.00	(6.82)	14.03	.00	14.03	.00
00498	INTEREST - RESERVES	.91	.00	.91	7.72	.00	7.72	.00
	Subtotal Income	9,185.76	9,216.67	(30.91)	74,894.09	73,733.36	1,160.73	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	1,000.00	1,000.00	1,500.00
00504	MANAGEMENT FEE	625.00	625.00	.00	5,000.00	5,000.00	.00	7,500.00
00506	OFFICE EXPENSES	115.44	158.33	42.89	731.01	1,266.64	535.63	1,900.00
00508	TAX PREP-AUDIT	.00	.00	.00	250.00	250.00	.00	250.00
00510	CONTINGENCY	.00	125.00	125.00	.00	1,000.00	1,000.00	1,500.00
00512	SOCIAL HOA EVENTS	.00	29.17	29.17	24.59	233.36	208.77	350.00
	ADMINISTRATIVE	740.44	1,062.50	322.06	6,066.85	8,811.00	2,744.15	13,061.00
INSURANCE								
00520	INSURANCE PACKAGE	128.50	133.33	4.83	1,074.93	1,066.64	(8.29)	1,600.00
	INSURANCE	128.50	133.33	4.83	1,074.93	1,066.64	(8.29)	1,600.00
GROUNDS MAINTENANCE								
00530	CONTRACT GROUNDS LABOR	5,392.00	5,340.42	(51.58)	42,978.46	42,723.36	(255.10)	64,085.00
00534	IRRIGATION REPAIRS/MAINT	130.00	375.00	245.00	3,181.50	3,000.00	(181.50)	4,500.00
00536	SIDEWALK CLEANING	.00	83.33	83.33	845.00	666.64	(178.36)	1,000.00
00538	MULCH	.00	1,062.50	1,062.50	.00	8,500.00	8,500.00	12,750.00
00540	PLANT REPLACEMENT	.00	41.67	41.67	.00	333.36	333.36	500.00
00542	OAK EXPENSE	.00	675.33	675.33	8,527.00	5,402.64	(3,124.36)	8,104.00
00544	PRUNE PALM	4,416.00	416.67	(3,999.33)	4,416.00	3,333.36	(1,082.64)	5,000.00
00545	ROADWAY REPAIRS	.00	.00	.00	5,358.00	.00	(5,358.00)	.00
00546	MAILBOX REPAIRS	150.00	.00	(150.00)	7,617.70	.00	(7,617.70)	.00
	GROUNDS MAINTENANCE	10,088.00	7,994.92	(2,093.08)	72,923.66	63,959.36	(8,964.30)	95,939.00

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Income/Expense Statement  
 Period: 07/01/17 to 07/31/17

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
RESERVE FUNDING								
00910	RESERVE INTEREST DISTRIBUTIC	.91	.00	(.91)	7.72	.00	(7.72)	.00
	RESERVE FUNDING	.91	.00	(.91)	7.72	.00	(7.72)	.00
	TOTAL EXPENSES	10,957.85	9,190.75	(1,767.10)	80,073.16	73,837.00	(6,236.16)	110,600.00
	Current Year Net Income/(loss)	(1,772.09)	25.92	(1,798.01)	(5,179.07)	(103.64)	(5,075.43)	.00
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