

PORTOFINO AT SUN CITY CENTER POABalance Sheet
As of 09/30/16

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
CASH					
101	IBERIA BANK - OP 8138	73,126.25			73,126.25
109	IBERIA BANK - RES 0186		9,955.53		9,955.53
		73,126.25	9,955.53	.00	83,081.78
ACCOUNTS RECEIVABLE					
112	A/R - OWNER ASSESSMENTS	2,372.27			2,372.27
	TOTAL ACCOUNTS RECEIVABLE	2,372.27	.00	.00	2,372.27
CURRENT ASSETS					
122	PREPAID INSURANCE	666.31			666.31
123	PREPAID EXPENSES	1,916.67			1,916.67
	TOTAL CURRENT ASSETS	2,582.98	.00	.00	2,582.98
	TOTAL ASSETS	78,081.50	9,955.53	.00	88,037.03
LIABILITIES & EQUITY					
CURRENT LIABILITIES					
207	PREPAID ASSESSMENTS	547.40			547.40
211	ACCRUED PAYABLES	136.00			136.00
239	DEFERRED ASSESSMENTS	18,433.33			18,433.33
	TOTAL CURRENT LIABILITIES	19,116.73	.00	.00	19,116.73
RESERVES					
301	RESERVE - SOD REPLACEMENT		9,799.16		9,799.16
302	RESERVE - UNALLOCATED INTEREST		156.37		156.37
	RESERVES	.00	9,955.53	.00	9,955.53
EQUITY:					
350	OPERATING FUND BALANCE	50,666.23			50,666.23
	Current Year Net Income/(Loss)	8,298.54	.00	.00	8,298.54
	Subtotal Equity	58,964.77	.00	.00	58,964.77
	TOTAL LIABILITIES & EQUITY	78,081.50	9,955.53	.00	88,037.03

PORTOFINO AT SUN CITY CENTER POA

Income/Expense Statement
Period: 09/01/16 to 09/30/16

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	92,166.67	92,166.70	(.03)	110,600.00
00470	LATE CHARGES	100.00	.00	100.00	125.00	.00	125.00	.00
00475	OWNERS INTEREST CHARGES	27.67	.00	27.67	43.67	.00	43.67	.00
00481	APPLICATION FEES	.00	.00	.00	200.00	.00	200.00	.00
00498	INTEREST - RESERVES	1.22	.00	1.22	156.37	.00	156.37	.00
	Subtotal Income	9,345.56	9,216.67	128.89	92,691.71	92,166.70	525.01	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	1,250.00	1,250.00	1,500.00
00504	MANAGEMENT FEE	600.00	625.83	25.83	6,000.00	6,258.30	258.30	7,510.00
00506	OFFICE EXPENSES	88.98	142.83	53.85	1,491.17	1,428.30	(62.87)	1,714.00
00508	TAX PREP-AUDIT	.00	.00	.00	250.00	350.00	100.00	350.00
00510	CONTINGENCY	650.00	125.00	(525.00)	650.00	1,250.00	600.00	1,500.00
00512	SOCIAL HOA EVENTS	.00	20.83	20.83	244.40	208.30	(36.10)	250.00
00513	BACKGROUND CHECKS	.00	.00	.00	60.00	.00	(60.00)	.00
	ADMINISTRATIVE	1,338.98	1,039.49	(299.49)	8,756.82	10,805.90	2,049.08	12,885.00
INSURANCE								
00520	INSURANCE PACKAGE	163.51	131.00	(32.51)	1,898.50	1,310.00	(588.50)	1,572.00
	INSURANCE	163.51	131.00	(32.51)	1,898.50	1,310.00	(588.50)	1,572.00
GROUNDS MAINTENANCE								
00530	CONTRACT GROUNDS LABOR	5,234.46	5,234.50	.04	52,344.60	52,345.00	.40	62,814.00
00532	CRABGRASS-PRE/POST	.00	333.33	333.33	.00	3,333.30	3,333.30	4,000.00
00534	IRRIGATION REPAIRS/MAINT	136.00	610.75	474.75	2,732.75	6,107.50	3,374.75	7,329.00
00536	SIDEWALK CLEANING	.00	83.33	83.33	.00	833.30	833.30	1,000.00
00538	MULCH	.00	937.50	937.50	.00	9,375.00	9,375.00	11,250.00
00540	PLANT REPLACEMENT	.00	62.50	62.50	400.00	625.00	225.00	750.00
00542	OAK EXPENSE	.00	333.33	333.33	4,120.80	3,333.30	(787.50)	4,000.00
00544	PRUNE PALM	.00	416.67	416.67	4,400.00	4,166.70	(233.30)	5,000.00
00550	PRIOR YEAR EXPENSE	958.33	.00	(958.33)	9,583.33	.00	(9,583.33)	.00
	GROUNDS MAINTENANCE	6,328.79	8,011.91	1,683.12	73,581.48	80,119.10	6,537.62	96,143.00
RESERVE FUNDING								

