

Portofino at Sun City Center Ft. Myers POA
Balance Sheet
Period 01/31/2020

	January 2020	Operating	Reserve	Total
Assets				
<i>Current Assets</i>				
00101	IBERIA BANK - OP 8138	52,739.58		52,739.58
00109	IBERIA BANK - RES 0186		3,074.82	3,074.82
00112	A/R - OWNER ASSESSMENTS	2,231.31		2,231.31
00122	PREPAID INSURANCE	1,207.75		1,207.75
	<i>Total Current Assets</i>	<u>56,178.64</u>	<u>3,074.82</u>	<u>59,253.46</u>
	TOTAL ASSETS	<u>56,178.64</u>	<u>3,074.82</u>	<u>59,253.46</u>
Liabilities & Equity				
<i>Current Liabilities</i>				
00207	PREPAID ASSESSMENTS	3,529.31		3,529.31
00210	ACCOUNTS PAYABLE	1,815.00		1,815.00
00239	DEFERRED ASSESSMENTS	9,216.66		9,216.66
	<i>Total Current Liabilities</i>	<u>14,560.97</u>		<u>14,560.97</u>
<i>Equity</i>				
00301	DFRD RESERVE - SOD REPLACEMENT		3,073.51	3,073.51
00350	OPERATING FUND BALANCE	45,390.95		45,390.95
	Current Year Net Income/(Loss)	(3,773.28)	1.31	(3,771.97)
	<i>Total Equity</i>	<u>41,617.67</u>	<u>3,074.82</u>	<u>44,692.49</u>
	TOTAL LIABILITIES & EQUITY	<u>56,178.64</u>	<u>3,074.82</u>	<u>59,253.46</u>

Portofino at Sun City Center Ft. Myers POA
Income & Expense Statement

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	Current Period Consolidated			Year to Date Consolidated			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
Income							
00410 OPERATING ASSESSM	9,216.67	9,216.67	0.00	18,433.34	18,433.34	0.00	110,600.00
00481 APPLICATION FEES	0.00	0.00	0.00	100.00	0.00	100.00	0.00
00498 INTEREST - RESERVE	0.65	0.00	0.65	1.31	0.00	1.31	0.00
TOTAL Income	9,217.32	9,216.67	0.65	18,534.65	18,433.34	101.31	110,600.00
TOTAL Income	9,217.32	9,216.67	0.65	18,534.65	18,433.34	101.31	110,600.00
Expense							
Administrative							
00502 LEGAL FEE	0.00	125.00	125.00	0.00	250.00	250.00	1,500.00
00504 MANAGEMENT FEE	645.00	645.00	0.00	1,290.00	1,290.00	0.00	7,740.00
00506 OFFICE EXPENSES	22.50	117.00	94.50	110.82	234.00	123.18	1,400.00
00508 TAX PREP-AUDIT	0.00	0.00	0.00	0.00	0.00	0.00	250.00
00510 CONTINGENCY	0.00	149.00	149.00	0.00	298.00	298.00	1,791.00
00512 SOCIAL HOA EVENTS	44.65	29.00	(15.65)	44.65	58.00	13.35	350.00
TOTAL Administrative	712.15	1,065.00	352.85	1,445.47	2,130.00	684.53	13,031.00
Grounds							
00530 CONTRACT GROUNDS	5,860.00	5,501.00	(359.00)	11,470.00	11,002.00	(468.00)	66,006.00
00534 IRRIGATION REPAIRS/	213.00	583.00	370.00	(1,602.00)	1,166.00	2,768.00	7,000.00
00536 SIDEWALK CLEANING	0.00	70.00	70.00	0.00	140.00	140.00	845.00
00538 MULCH	10,734.65	1,042.00	(9,692.65)	10,734.65	2,084.00	(8,650.65)	12,500.00
00540 PLANT REPLACEMENT	0.00	42.00	42.00	0.00	84.00	84.00	500.00
00542 OAK EXPENSE	0.00	333.00	333.00	0.00	666.00	666.00	4,000.00
00544 PRUNE PALM	0.00	417.00	417.00	0.00	834.00	834.00	5,000.00
TOTAL Grounds	16,807.65	7,988.00	(8,819.65)	20,602.65	15,976.00	(4,626.65)	95,851.00
Insurance							
00520 INSURANCE PACKAGE	130.54	143.00	12.46	258.50	286.00	27.50	1,718.00
TOTAL Insurance	130.54	143.00	12.46	258.50	286.00	27.50	1,718.00
TOTAL Expense	17,650.34	9,196.00	(8,454.34)	22,306.62	18,392.00	(3,914.62)	110,600.00
Excess Revenue / Expense	(8,433.02)	20.67	(8,453.69)	(3,771.97)	41.34	(3,813.31)	0.00

Portofino at Sun City Center Ft. Myers POA

Income & Expense Statement

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	Current Period Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
<u>Income</u>							
00410 OPERATING ASSESSM	9,216.67	9,216.67	0.00	18,433.34	18,433.34	0.00	110,600.00
00481 APPLICATION FEES	0.00	0.00	0.00	100.00	0.00	100.00	0.00
TOTAL Income	<u>9,216.67</u>	<u>9,216.67</u>	<u>0.00</u>	<u>18,533.34</u>	<u>18,433.34</u>	<u>100.00</u>	<u>110,600.00</u>
TOTAL Income	<u>9,216.67</u>	<u>9,216.67</u>	<u>0.00</u>	<u>18,533.34</u>	<u>18,433.34</u>	<u>100.00</u>	<u>110,600.00</u>
Expense							
<u>Administrative</u>							
00502 LEGAL FEE	0.00	125.00	125.00	0.00	250.00	250.00	1,500.00
00504 MANAGEMENT FEE	645.00	645.00	0.00	1,290.00	1,290.00	0.00	7,740.00
00506 OFFICE EXPENSES	22.50	117.00	94.50	110.82	234.00	123.18	1,400.00
00508 TAX PREP-AUDIT	0.00	0.00	0.00	0.00	0.00	0.00	250.00
00510 CONTINGENCY	0.00	149.00	149.00	0.00	298.00	298.00	1,791.00
00512 SOCIAL HOA EVENTS	44.65	29.00	(15.65)	44.65	58.00	13.35	350.00
TOTAL Administrative	<u>712.15</u>	<u>1,065.00</u>	<u>352.85</u>	<u>1,445.47</u>	<u>2,130.00</u>	<u>684.53</u>	<u>13,031.00</u>
<u>Grounds</u>							
00530 CONTRACT GROUNDS	5,860.00	5,501.00	(359.00)	11,470.00	11,002.00	(468.00)	66,006.00
00534 IRRIGATION REPAIRS/I	213.00	583.00	370.00	(1,602.00)	1,166.00	2,768.00	7,000.00
00536 SIDEWALK CLEANING	0.00	70.00	70.00	0.00	140.00	140.00	845.00
00538 MULCH	10,734.65	1,042.00	(9,692.65)	10,734.65	2,084.00	(8,650.65)	12,500.00
00540 PLANT REPLACEMENT	0.00	42.00	42.00	0.00	84.00	84.00	500.00
00542 OAK EXPENSE	0.00	333.00	333.00	0.00	666.00	666.00	4,000.00
00544 PRUNE PALM	0.00	417.00	417.00	0.00	834.00	834.00	5,000.00
TOTAL Grounds	<u>16,807.65</u>	<u>7,988.00</u>	<u>(8,819.65)</u>	<u>20,602.65</u>	<u>15,976.00</u>	<u>(4,626.65)</u>	<u>95,851.00</u>
<u>Insurance</u>							
00520 INSURANCE PACKAGE	130.54	143.00	12.46	258.50	286.00	27.50	1,718.00
TOTAL Insurance	<u>130.54</u>	<u>143.00</u>	<u>12.46</u>	<u>258.50</u>	<u>286.00</u>	<u>27.50</u>	<u>1,718.00</u>
TOTAL Expense	<u>17,650.34</u>	<u>9,196.00</u>	<u>(8,454.34)</u>	<u>22,306.62</u>	<u>18,392.00</u>	<u>(3,914.62)</u>	<u>110,600.00</u>
Excess Revenue / Expense	<u>(8,433.67)</u>	<u>20.67</u>	<u>(8,454.34)</u>	<u>(3,773.28)</u>	<u>41.34</u>	<u>(3,814.62)</u>	<u>0.00</u>

Portofino at Sun City Center Ft. Myers POA

Income & Expense Statement

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	Current Period Reserve			Year to Date Reserve			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
Income							
00498 INTEREST - RESERVE:	0.65	0.00	0.65	1.31	0.00	1.31	0.00
TOTAL Income	0.65	0.00	0.65	1.31	0.00	1.31	0.00
TOTAL Income	0.65	0.00	0.65	1.31	0.00	1.31	0.00
Excess Revenue / Expense	0.65	0.00	0.65	1.31	0.00	1.31	0.00

YTD P&L by Month

Tuesday, March 10, 2020 13:45

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Portofino at Sun City Center Ft. Myers POA

Operating

	December	January	February	March	April	May	June	July	August	September	October	November	Total
INCOME													
Income													
00410OPERATING ASSESSMEN	9,217	9,217	0	0	0	0	0	0	0	0	0	0	18,433
00481APPLICATION FEES	100	0	0	0	0	0	0	0	0	0	0	0	100
TOTAL Income	9,317	9,217	0	0	0	0	0	0	0	0	0	0	18,533
TOTAL INCOME	9,317	9,217	0	0	0	0	0	0	0	0	0	0	18,533
EXPENSES													
Administrative													
00502LEGAL FEE	0	0	0	0	0	0	0	0	0	0	0	0	0
00504MANAGEMENT FEE	645	645	0	0	0	0	0	0	0	0	0	0	1,290
00506OFFICE EXPENSES	88	23	0	0	0	0	0	0	0	0	0	0	111
00508TAX PREP-AUDIT	0	0	0	0	0	0	0	0	0	0	0	0	0
00510CONTINGENCY	0	0	0	0	0	0	0	0	0	0	0	0	0
00512SOCIAL HOA EVENTS	0	45	0	0	0	0	0	0	0	0	0	0	45
TOTAL Administrative	733	712	0	0	0	0	0	0	0	0	0	0	1,445
Grounds													
00530CONTRACT GROUNDS L/	5,610	5,860	0	0	0	0	0	0	0	0	0	0	11,470
00534IRRIGATION REPAIRS/MA	(1,815)	213	0	0	0	0	0	0	0	0	0	0	(1,602)
00536SIDEWALK CLEANING	0	0	0	0	0	0	0	0	0	0	0	0	0
00538MULCH	0	10,735	0	0	0	0	0	0	0	0	0	0	10,735
00540PLANT REPLACEMENT	0	0	0	0	0	0	0	0	0	0	0	0	0
00542OAK EXPENSE	0	0	0	0	0	0	0	0	0	0	0	0	0
00544PRUNE PALM	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL Grounds	3,795	16,808	0	0	0	0	0	0	0	0	0	0	20,603
Insurance													
00520INSURANCE PACKAGE	128	131	0	0	0	0	0	0	0	0	0	0	259
TOTAL Insurance	128	131	0	0	0	0	0	0	0	0	0	0	259
TOTAL EXPENSES	4,656	17,650	0	0	0	0	0	0	0	0	0	0	22,307

YTD P&L by Month

Tuesday, March 10, 2020 13:45

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Portofino at Sun City Center Ft. Myers POA

Operating

	December	January	February	March	April	May	June	July	August	September	October	November	Total
Excess Revenue / Expense	4,660	(8,434)	0	0	0	0	0	0	0	0	0	0	(3,773)