

Portofino at Sun City Center Ft. Myers POA
Balance Sheet
Period 12/31/2019

	December 2019	Operating	Reserve	Total
Assets				
<i>Current Assets</i>				
00101	IBERIA BANK - OP 8138	67,007.20		67,007.20
00109	IBERIA BANK - RES 0186		3,074.17	3,074.17
00112	A/R - OWNER ASSESSMENTS	4,996.31		4,996.31
00122	PREPAID INSURANCE	1,338.29		1,338.29
00123	PREPAID EXPENSES	111.72		111.72
	<i>Total Current Assets</i>	<u>73,453.52</u>	<u>3,074.17</u>	<u>76,527.69</u>
	TOTAL ASSETS	<u>73,453.52</u>	<u>3,074.17</u>	<u>76,527.69</u>
Liabilities & Equity				
<i>Current Liabilities</i>				
00207	PREPAID ASSESSMENTS	2,976.31		2,976.31
00210	ACCOUNTS PAYABLE	1,926.72		1,926.72
00211	ACCRUED PAYABLES	65.82		65.82
00239	DEFERRED ASSESSMENTS	18,433.33		18,433.33
	<i>Total Current Liabilities</i>	<u>23,402.18</u>		<u>23,402.18</u>
<i>Equity</i>				
00301	DFRD RESERVE - SOD REPLACEMENT		2,882.66	2,882.66
00302	DFRD RESERVE - UNALLOCATED INTEREST		190.85	190.85
00350	OPERATING FUND BALANCE	45,390.95		45,390.95
	Current Year Net Income/(Loss)	4,660.39	0.66	4,661.05
	<i>Total Equity</i>	<u>50,051.34</u>	<u>3,074.17</u>	<u>53,125.51</u>
	TOTAL LIABILITIES & EQUITY	<u>73,453.52</u>	<u>3,074.17</u>	<u>76,527.69</u>

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Income & Expense Statement
 Posted 12/1/2019 To 12/31/2019 11:59:00 PM

	Current Period Consolidated			Year to Date Consolidated			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
<u>Income</u>							
00410 OPERATING ASSESSM	9,216.67	9,216.67	0.00	9,216.67	9,216.67	0.00	110,600.00
00481 APPLICATION FEES	100.00	0.00	100.00	100.00	0.00	100.00	0.00
00498 INTEREST - RESERVE!	0.66	0.00	0.66	0.66	0.00	0.66	0.00
TOTAL Income	9,317.33	9,216.67	100.66	9,317.33	9,216.67	100.66	110,600.00
TOTAL Income	9,317.33	9,216.67	100.66	9,317.33	9,216.67	100.66	110,600.00
Expense							
<u>Administrative</u>							
00502 LEGAL FEE	0.00	125.00	125.00	0.00	125.00	125.00	1,500.00
00504 MANAGEMENT FEE	645.00	645.00	0.00	645.00	645.00	0.00	7,740.00
00506 OFFICE EXPENSES	88.32	117.00	28.68	88.32	117.00	28.68	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	149.00	149.00	1,791.00
00512 SOCIAL HOA EVENTS	0.00	29.00	29.00	0.00	29.00	29.00	350.00
TOTAL Administrative	733.32	1,065.00	331.68	733.32	1,065.00	331.68	13,031.00
<u>Grounds</u>							
00530 CONTRACT GROUNDS	5,610.00	5,501.00	(109.00)	5,610.00	5,501.00	(109.00)	66,006.00
00534 IRRIGATION REPAIRS/	(1,815.00)	583.00	2,398.00	(1,815.00)	583.00	2,398.00	7,000.00
00536 SIDEWALK CLEANING	0.00	70.00	70.00	0.00	70.00	70.00	845.00
00538 MULCH	0.00	1,042.00	1,042.00	0.00	1,042.00	1,042.00	12,500.00
00540 PLANT REPLACEMENT	0.00	42.00	42.00	0.00	42.00	42.00	500.00
00542 OAK EXPENSE	0.00	333.00	333.00	0.00	333.00	333.00	4,000.00
00544 PRUNE PALM	0.00	417.00	417.00	0.00	417.00	417.00	5,000.00
TOTAL Grounds	3,795.00	7,988.00	4,193.00	3,795.00	7,988.00	4,193.00	95,851.00
<u>Insurance</u>							
00520 INSURANCE PACKAGE	127.96	143.00	15.04	127.96	143.00	15.04	1,718.00
TOTAL Insurance	127.96	143.00	15.04	127.96	143.00	15.04	1,718.00
TOTAL Expense	4,656.28	9,196.00	4,539.72	4,656.28	9,196.00	4,539.72	110,600.00
Excess Revenue / Expense	4,661.05	20.67	4,640.38	4,661.05	20.67	4,640.38	0.00

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	Current Period Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
Income							
00410 OPERATING ASSESSM	9,216.67	9,216.67	0.00	9,216.67	9,216.67	0.00	110,600.00
00481 APPLICATION FEES	100.00	0.00	100.00	100.00	0.00	100.00	0.00
TOTAL Income	<u>9,316.67</u>	<u>9,216.67</u>	<u>100.00</u>	<u>9,316.67</u>	<u>9,216.67</u>	<u>100.00</u>	<u>110,600.00</u>
TOTAL Income	<u>9,316.67</u>	<u>9,216.67</u>	<u>100.00</u>	<u>9,316.67</u>	<u>9,216.67</u>	<u>100.00</u>	<u>110,600.00</u>
Expense							
Administrative							
00502 LEGAL FEE	0.00	125.00	125.00	0.00	125.00	125.00	1,500.00
00504 MANAGEMENT FEE	645.00	645.00	0.00	645.00	645.00	0.00	7,740.00
00506 OFFICE EXPENSES	88.32	117.00	28.68	88.32	117.00	28.68	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	149.00	149.00	1,791.00
00512 SOCIAL HOA EVENTS	0.00	29.00	29.00	0.00	29.00	29.00	350.00
TOTAL Administrative	<u>733.32</u>	<u>1,065.00</u>	<u>331.68</u>	<u>733.32</u>	<u>1,065.00</u>	<u>331.68</u>	<u>13,031.00</u>
Grounds							
00530 CONTRACT GROUNDS	5,610.00	5,501.00	(109.00)	5,610.00	5,501.00	(109.00)	66,006.00
00534 IRRIGATION REPAIRS/	(1,815.00)	583.00	2,398.00	(1,815.00)	583.00	2,398.00	7,000.00
00536 SIDEWALK CLEANING	0.00	70.00	70.00	0.00	70.00	70.00	845.00
00538 MULCH	0.00	1,042.00	1,042.00	0.00	1,042.00	1,042.00	12,500.00
00540 PLANT REPLACEMENT	0.00	42.00	42.00	0.00	42.00	42.00	500.00
00542 OAK EXPENSE	0.00	333.00	333.00	0.00	333.00	333.00	4,000.00
00544 PRUNE PALM	0.00	417.00	417.00	0.00	417.00	417.00	5,000.00
TOTAL Grounds	<u>3,795.00</u>	<u>7,988.00</u>	<u>4,193.00</u>	<u>3,795.00</u>	<u>7,988.00</u>	<u>4,193.00</u>	<u>95,851.00</u>
Insurance							
00520 INSURANCE PACKAGE	127.96	143.00	15.04	127.96	143.00	15.04	1,718.00
TOTAL Insurance	<u>127.96</u>	<u>143.00</u>	<u>15.04</u>	<u>127.96</u>	<u>143.00</u>	<u>15.04</u>	<u>1,718.00</u>
TOTAL Expense	<u>4,656.28</u>	<u>9,196.00</u>	<u>4,539.72</u>	<u>4,656.28</u>	<u>9,196.00</u>	<u>4,539.72</u>	<u>110,600.00</u>
Excess Revenue / Expense	<u>4,660.39</u>	<u>20.67</u>	<u>4,639.72</u>	<u>4,660.39</u>	<u>20.67</u>	<u>4,639.72</u>	<u>0.00</u>

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Income & Expense Statement
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	Current Period Reserve			Year to Date Reserve			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
<u>Income</u>							
00498 INTEREST - RESERVE:	0.66	0.00	0.66	0.66	0.00	0.66	0.00
TOTAL Income	0.66	0.00	0.66	0.66	0.00	0.66	0.00
TOTAL Income	0.66	0.00	0.66	0.66	0.00	0.66	0.00
Excess Revenue / Expense	0.66	0.00	0.66	0.66	0.00	0.66	0.00