

Portofino at Sun City Center Ft. Myers POA  
Balance Sheet  
Period 11/30/2019

	November 2019	Operating	Reserve	Total
<b>Assets</b>				
<i>Current Assets</i>				
00101	IBERIA BANK - OP 8138	56,483.93		56,483.93
00109	IBERIA BANK - RES 0186		3,073.51	3,073.51
00112	A/R - OWNER ASSESSMENTS	16.31		16.31
00122	PREPAID INSURANCE	365.25		365.25
00123	PREPAID EXPENSES	111.72		111.72
	<i>Total Current Assets</i>	<u>56,977.21</u>	<u>3,073.51</u>	<u>60,050.72</u>
	<b>TOTAL ASSETS</b>	<b><u>56,977.21</u></b>	<b><u>3,073.51</u></b>	<b><u>60,050.72</u></b>
<b>Liabilities &amp; Equity</b>				
<i>Current Liabilities</i>				
00207	PREPAID ASSESSMENTS	9,020.67		9,020.67
00210	ACCOUNTS PAYABLE	2,470.87		2,470.87
00211	ACCRUED PAYABLES	94.72		94.72
	<i>Total Current Liabilities</i>	<u>11,586.26</u>		<u>11,586.26</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	35,747.46		35,747.46
	Current Year Net Income/(Loss)	9,643.49		9,643.49
	<i>Total Equity</i>	<u>45,390.95</u>	<u>3,073.51</u>	<u>48,464.46</u>
	<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>56,977.21</u></b>	<b><u>3,073.51</u></b>	<b><u>60,050.72</u></b>

# Portofino at Sun City Center Ft. Myers POA

## Income & Expense Statement

Posted 11/1/2019 To 11/30/2019 11:59:00 PM

	Current Period Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
<b>Income</b>							
<b><u>Income</u></b>							
00410 OPERATING ASSESSM	9,216.66	9,213.00	3.66	110,600.00	110,600.00	0.00	110,600.00
00470 LATE CHARGES	(50.00)	0.00	(50.00)	200.00	0.00	200.00	0.00
00475 OWNERS INTEREST C	(15.96)	0.00	(15.96)	121.83	0.00	121.83	0.00
00481 APPLICATION FEES	0.00	0.00	0.00	400.00	0.00	400.00	0.00
00498 INTEREST - RESERVE	0.75	0.00	0.75	14.23	0.00	14.23	0.00
TOTAL Income	<u>9,151.45</u>	<u>9,213.00</u>	<u>(61.55)</u>	<u>111,336.06</u>	<u>110,600.00</u>	<u>736.06</u>	<u>110,600.00</u>
TOTAL Income	<u>9,151.45</u>	<u>9,213.00</u>	<u>(61.55)</u>	<u>111,336.06</u>	<u>110,600.00</u>	<u>736.06</u>	<u>110,600.00</u>
<b>Expense</b>							
<b><u>Administrative</u></b>							
00500 CORPORATE ANNUAL	0.00	0.00	0.00	61.25	0.00	(61.25)	0.00
00502 LEGAL FEE	0.00	125.00	125.00	0.00	1,500.00	1,500.00	1,500.00
00504 MANAGEMENT FEE	645.00	645.00	0.00	7,740.00	7,740.00	0.00	7,740.00
00506 OFFICE EXPENSES	433.03	113.00	(320.03)	1,756.79	1,400.00	(356.79)	1,400.00
00508 TAX PREP-AUDIT	0.00	19.00	19.00	250.00	250.00	0.00	250.00
00510 CONTINGENCY	0.00	152.00	152.00	1,350.00	1,791.00	441.00	1,791.00
00512 SOCIAL HOA EVENTS	94.72	31.00	(63.72)	261.86	350.00	88.14	350.00
00513 BACKGROUND CHECK	170.00	0.00	(170.00)	440.00	0.00	(440.00)	0.00
TOTAL Administrative	<u>1,342.75</u>	<u>1,085.00</u>	<u>(257.75)</u>	<u>11,859.90</u>	<u>13,031.00</u>	<u>1,171.10</u>	<u>13,031.00</u>
<b><u>Grounds</u></b>							
00530 CONTRACT GROUNDS	5,610.00	5,495.00	(115.00)	66,108.20	66,006.00	(102.20)	66,006.00
00534 IRRIGATION REPAIRS/	270.00	587.00	317.00	13,943.50	7,000.00	(6,943.50)	7,000.00
00536 SIDEWALK CLEANING	0.00	75.00	75.00	0.00	845.00	845.00	845.00
00538 MULCH	0.00	1,038.00	1,038.00	0.00	12,500.00	12,500.00	12,500.00
00540 PLANT REPLACEMENT	270.00	38.00	(232.00)	1,124.00	500.00	(624.00)	500.00
00542 OAK EXPENSE	(4,692.00)	337.00	5,029.00	2,400.00	4,000.00	1,600.00	4,000.00
00544 PRUNE PALM	4,692.00	413.00	(4,279.00)	4,692.00	5,000.00	308.00	5,000.00
TOTAL Grounds	<u>6,150.00</u>	<u>7,983.00</u>	<u>1,833.00</u>	<u>88,267.70</u>	<u>95,851.00</u>	<u>7,583.30</u>	<u>95,851.00</u>
<b><u>Insurance</u></b>							
00520 INSURANCE PACKAGE	140.33	145.00	4.67	1,550.74	1,718.00	167.26	1,718.00
TOTAL Insurance	<u>140.33</u>	<u>145.00</u>	<u>4.67</u>	<u>1,550.74</u>	<u>1,718.00</u>	<u>167.26</u>	<u>1,718.00</u>
<b><u>Reserve</u></b>							
00910 RESERVE INTEREST D	0.75	0.00	(0.75)	14.23	0.00	(14.23)	0.00
TOTAL Reserve	<u>0.75</u>	<u>0.00</u>	<u>(0.75)</u>	<u>14.23</u>	<u>0.00</u>	<u>(14.23)</u>	<u>0.00</u>
TOTAL Expense	<u>7,633.83</u>	<u>9,213.00</u>	<u>1,579.17</u>	<u>101,692.57</u>	<u>110,600.00</u>	<u>8,907.43</u>	<u>110,600.00</u>
Excess Revenue / Expense	<u>1,517.62</u>	<u>0.00</u>	<u>1,517.62</u>	<u>9,643.49</u>	<u>0.00</u>	<u>9,643.49</u>	<u>0.00</u>

YTD P&L by Month

Tuesday, February 18, 2020 8:02

Period 11/1/2019 To 11/30/2019 11:59:00 PM

Portofino at Sun City Center Ft. Myers POA

Operating

	December	January	February	March	April	May	June	July	August	September	October	November	Total
<b>INCOME</b>													
<b>Income</b>													
00410OPERATING ASSESSME	0	0	0	0	0	0	0	0	0	92,167	9,217	9,217	110,600
00470LATE CHARGES	0	0	0	0	0	0	0	0	0	275	(25)	(50)	200
00475OWNERS INTEREST CHA	0	0	0	0	0	0	0	0	0	166	(28)	(16)	122
00481APPLICATION FEES	0	0	0	0	0	0	0	0	0	300	100	0	400
00498INTEREST - RESERVES	0	0	0	0	0	0	0	0	0	12	1	1	14
TOTAL Income	0	0	0	0	0	0	0	0	0	92,920	9,265	9,151	111,336
TOTAL INCOME	0	0	0	0	0	0	0	0	0	92,920	9,265	9,151	111,336
<b>EXPENSES</b>													
<b>Administrative</b>													
00500CORPORATE ANNUAL RE	0	0	0	0	0	0	0	0	0	61	0	0	61
00502LEGAL FEE	0	0	0	0	0	0	0	0	0	0	0	0	0
00504MANAGEMENT FEE	0	0	0	0	0	0	0	0	0	6,450	645	645	7,740
00506OFFICE EXPENSES	0	0	0	0	0	0	0	0	0	1,149	175	433	1,757
00508TAX PREP-AUDIT	0	0	0	0	0	0	0	0	0	250	0	0	250
00510CONTINGENCY	0	0	0	0	0	0	0	0	0	1,350	0	0	1,350
00512SOCIAL HOA EVENTS	0	0	0	0	0	0	0	0	0	167	0	95	262
00513BACKGROUND CHECKS	0	0	0	0	0	0	0	0	0	270	0	170	440
TOTAL Administrative	0	0	0	0	0	0	0	0	0	9,697	820	1,343	11,860
<b>Grounds</b>													
00530CONTRACT GROUNDS L	0	0	0	0	0	0	0	0	0	54,998	5,500	5,610	66,108
00534IRRIGATION REPAIRS/M/	0	0	0	0	0	0	0	0	0	9,866	3,808	270	13,944
00536SIDEWALK CLEANING	0	0	0	0	0	0	0	0	0	0	0	0	0
00538MULCH	0	0	0	0	0	0	0	0	0	0	0	0	0
00540PLANT REPLACEMENT	0	0	0	0	0	0	0	0	0	854	0	270	1,124
00542OAK EXPENSE	0	0	0	0	0	0	0	0	0	7,092	0	(4,692)	2,400
00544PRUNE PALM	0	0	0	0	0	0	0	0	0	0	0	4,692	4,692
TOTAL Grounds	0	0	0	0	0	0	0	0	0	72,810	9,308	6,150	88,268

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Operating

	December	January	February	March	April	May	June	July	August	September	October	November	Total
<b>Insurance</b>													
00520INSURANCE PACKAGE	0	0	0	0	0	0	0	0	0	1,281	129	140	1,551
TOTAL Insurance	0	0	0	0	0	0	0	0	0	1,281	129	140	1,551
<b>Reserve</b>													
00910RESERVE INTEREST DIS	0	0	0	0	0	0	0	0	0	12	1	1	14
TOTAL Reserve	0	0	0	0	0	0	0	0	0	12	1	1	14
TOTAL EXPENSES	0	0	0	0	0	0	0	0	0	83,801	10,258	7,634	101,693
Excess Revenue / Expense	0	0	0	0	0	0	0	0	0	9,119	(993)	1,518	9,643