

PORTOFINO AT SUN CITY CENTER POABalance Sheet
As of 09/30/18

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
CASH					
101	IBERIA BANK - OP 8138	65,896.59			65,896.59
109	IBERIA BANK - RES 0186		4,858.07		4,858.07
		65,896.59	4,858.07	.00	70,754.66
ACCOUNTS RECEIVABLE					
112	A/R - OWNER ASSESSMENTS	584.64			584.64
	TOTAL ACCOUNTS RECEIVABLE	584.64	.00	.00	584.64
CURRENT ASSETS					
122	PREPAID INSURANCE	625.99			625.99
	TOTAL CURRENT ASSETS	625.99	.00	.00	625.99
	TOTAL ASSETS	67,107.22	4,858.07	.00	71,965.29
LIABILITIES & EQUITY					
CURRENT LIABILITIES					
207	PREPAID ASSESSMENTS	760.22			760.22
211	ACCRUED PAYABLES	6,083.03			6,083.03
239	DEFERRED ASSESSMENTS	18,433.33			18,433.33
	TOTAL CURRENT LIABILITIES	25,276.58	.00	.00	25,276.58
RESERVES					
301	RESERVE - SOD REPLACEMENT		4,682.66		4,682.66
302	RESERVE - UNALLOCATED INTEREST		175.41		175.41
	RESERVES	.00	4,858.07	.00	4,858.07
EQUITY:					
350	OPERATING FUND BALANCE	10,638.74			10,638.74
	Current Year Net Income/(Loss)	31,191.90	.00	.00	31,191.90
	Subtotal Equity	41,830.64	.00	.00	41,830.64
	TOTAL LIABILITIES & EQUITY	67,107.22	4,858.07	.00	71,965.29

PORTOFINO AT SUN CITY CENTER POA

Income/Expense Statement

Period: 09/01/18 to 09/30/18

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
00430	SPECIAL ASSESSMENT	.00	.00	.00	20,000.00	.00	20,000.00	.00
00470	LATE CHARGES	25.00	.00	25.00	75.00	.00	75.00	.00
00475	OWNERS INTEREST CHARGES	13.46	.00	13.46	40.43	.00	40.43	.00
00481	APPLICATION FEES	.00	.00	.00	200.00	.00	200.00	.00
00498	INTEREST - RESERVES	.60	.00	.60	6.07	.00	6.07	.00
	Subtotal Income	9,255.73	9,216.67	39.06	112,488.17	92,166.70	20,321.47	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	645.00	645.00	.00	6,450.00	6,450.00	.00	7,740.00
00506	OFFICE EXPENSES	56.69	125.00	68.31	888.25	1,250.00	361.75	1,500.00
00508	TAX PREP-AUDIT	.00	.00	.00	250.00	250.00	.00	250.00
00510	CONTINGENCY	.00	259.42	259.42	666.01	2,594.20	1,928.19	3,113.00
00512	SOCIAL HOA EVENTS	.00	29.17	29.17	92.05	291.70	199.65	350.00
00513	BACKGROUND CHECKS	.00	.00	.00	130.00	.00	(130.00)	.00
	ADMINISTRATIVE	701.69	1,183.59	481.90	8,537.56	12,146.90	3,609.34	14,514.00
INSURANCE								
00520	INSURANCE PACKAGE	128.50	144.00	15.50	1,276.74	1,440.00	163.26	1,728.00
	INSURANCE	128.50	144.00	15.50	1,276.74	1,440.00	163.26	1,728.00
GROUNDS MAINTENANCE								
00530	CONTRACT GROUNDS LABOR	5,499.84	5,500.58	.74	54,998.40	55,005.80	7.40	66,007.00
00534	IRRIGATION REPAIRS/MAINT	861.50	375.00	(486.50)	5,624.00	3,750.00	(1,874.00)	4,500.00
00536	SIDEWALK CLEANING	.00	70.42	70.42	.00	704.20	704.20	845.00
00538	MULCH	.00	1,042.17	1,042.17	381.00	10,421.70	10,040.70	12,506.00
00540	PLANT REPLACEMENT	8,486.50	41.67	(8,444.83)	8,486.50	416.70	(8,069.80)	500.00
00542	OAK EXPENSE	.00	416.67	416.67	405.00	4,166.70	3,761.70	5,000.00
00544	PRUNE PALM	.00	416.67	416.67	4,416.00	4,166.70	(249.30)	5,000.00
00547	HURRICANE EXPENSE	.00	.00	.00	(2,835.00)	.00	2,835.00	.00
	GROUNDS MAINTENANCE	14,847.84	7,863.18	(6,984.66)	71,475.90	78,631.80	7,155.90	94,358.00
RESERVE FUNDING								

