

PORTOFINO AT SUN CITY CENTER POA

Balance Sheet
 As of 09/30/19

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
CASH					
101	IBERIA BANK - OP 8138	61,046.80			61,046.80
109	IBERIA BANK - RES 0186		3,071.45		3,071.45
		61,046.80	3,071.45	.00	64,118.25
ACCOUNTS RECEIVABLE					
112	A/R - OWNER ASSESSMENTS	2,417.70			2,417.70
	TOTAL ACCOUNTS RECEIVABLE	2,417.70	.00	.00	2,417.70
CURRENT ASSETS					
122	PREPAID INSURANCE	634.50			634.50
	TOTAL CURRENT ASSETS	634.50	.00	.00	634.50
	TOTAL ASSETS	64,099.00	3,071.45	.00	67,170.45
LIABILITIES & EQUITY					
CURRENT LIABILITIES					
207	PREPAID ASSESSMENTS	725.42			725.42
210	ACCOUNTS PAYABLE	73.62			73.62
239	DEFERRED ASSESSMENTS	18,433.33			18,433.33
	TOTAL CURRENT LIABILITIES	19,232.37	.00	.00	19,232.37
RESERVES					
301	RESERVE - SOD REPLACEMENT		2,882.66		2,882.66
302	RESERVE - UNALLOCATED INTEREST		188.79		188.79
	RESERVES	.00	3,071.45	.00	3,071.45
EQUITY:					
350	OPERATING FUND BALANCE	35,747.46			35,747.46
	Current Year Net Income/(Loss)	9,119.17	.00	.00	9,119.17
	Subtotal Equity	44,866.63	.00	.00	44,866.63
	TOTAL LIABILITIES & EQUITY	64,099.00	3,071.45	.00	67,170.45

PORTOFINO AT SUN CITY CENTER POA

Income/Expense Statement
 Period: 09/01/19 to 09/30/19

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
INCOME								
00410	OPERATING ASSESSMENTS	9,216.67	9,216.66	.01	92,166.67	92,166.67	.00	110,600.00
00470	LATE CHARGES	100.00	.00	100.00	275.00	.00	275.00	.00
00475	OWNERS INTEREST CHARGES	48.98	.00	48.98	166.00	.00	166.00	.00
00481	APPLICATION FEES	.00	.00	.00	300.00	.00	300.00	.00
00498	INTEREST - RESERVES	1.26	.00	1.26	12.17	.00	12.17	.00
	Subtotal Income	9,366.91	9,216.66	150.25	92,919.84	92,166.67	753.17	110,600.00
EXPENSES								
ADMINISTRATIVE								
00500	CORPORATE ANNUAL REPORT	.00	.00	.00	61.25	.00	(61.25)	.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	96.12	116.67	20.55	1,148.76	1,166.70	17.94	1,400.00
00508	TAX PREP-AUDIT	.00	.00	.00	250.00	250.00	.00	250.00
00510	CONTINGENCY	.00	149.25	149.25	1,350.00	1,492.50	142.50	1,791.00
00512	SOCIAL HOA EVENTS	.00	29.17	29.17	167.14	291.70	124.56	350.00
00513	BACKGROUND CHECKS	.00	.00	.00	270.00	.00	(270.00)	.00
	ADMINISTRATIVE	741.12	1,065.09	323.97	9,697.15	10,900.90	1,203.75	13,031.00
INSURANCE								
00520	INSURANCE PACKAGE	128.93	143.17	14.24	1,281.49	1,431.70	150.21	1,718.00
	INSURANCE	128.93	143.17	14.24	1,281.49	1,431.70	150.21	1,718.00
GROUNDS MAINTENANCE								
00530	CONTRACT GROUNDS LABOR	5,499.84	5,500.50	.66	54,998.36	55,005.00	6.64	66,006.00
00534	IRRIGATION REPAIRS/MAINT	220.00	583.33	363.33	9,865.50	5,833.30	(4,032.20)	7,000.00
00536	SIDEWALK CLEANING	.00	70.42	70.42	.00	704.20	704.20	845.00
00538	MULCH	.00	1,041.67	1,041.67	.00	10,416.70	10,416.70	12,500.00
00540	PLANT REPLACEMENT	.00	41.67	41.67	854.00	416.70	(437.30)	500.00
00542	OAK EXPENSE	4,692.00	333.33	(4,358.67)	7,092.00	3,333.30	(3,758.70)	4,000.00
00544	PRUNE PALM	.00	416.67	416.67	.00	4,166.70	4,166.70	5,000.00
	GROUNDS MAINTENANCE	10,411.84	7,987.59	(2,424.25)	72,809.86	79,875.90	7,066.04	95,851.00

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Income/Expense Statement
 Period: 09/01/19 to 09/30/19

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
RESERVE FUNDING								
00910	RESERVE INTEREST DISTRIBUTIC	1.26	.00	(1.26)	12.17	.00	(12.17)	.00
	RESERVE FUNDING	1.26	.00	(1.26)	12.17	.00	(12.17)	.00
	TOTAL EXPENSES	11,283.15	9,195.85	(2,087.30)	83,800.67	92,208.50	8,407.83	110,600.00
	Current Year Net Income/(loss)	(1,916.24)	20.81	(1,937.05)	9,119.17	(41.83)	9,161.00	.00
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