

PORTOFINO AT SUN CITY CENTER POA

Balance Sheet

As of 04/30/19

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
CASH					
101	IBERIA BANK - OP 8138	53,347.93			53,347.93
109	IBERIA BANK - RES 0186		3,065.02		3,065.02
		53,347.93	3,065.02	.00	56,412.95
ACCOUNTS RECEIVABLE					
112	A/R - OWNER ASSESSMENTS	1,183.28			1,183.28
	TOTAL ACCOUNTS RECEIVABLE	1,183.28	.00	.00	1,183.28
CURRENT ASSETS					
122	PREPAID INSURANCE	843.09			843.09
	TOTAL CURRENT ASSETS	843.09	.00	.00	843.09
	TOTAL ASSETS	55,374.30	3,065.02	.00	58,439.32
LIABILITIES & EQUITY					
CURRENT LIABILITIES					
207	PREPAID ASSESSMENTS	726.62			726.62
211	ACCRUED PAYABLES	6,144.82			6,144.82
239	DEFERRED ASSESSMENTS	9,216.66			9,216.66
	TOTAL CURRENT LIABILITIES	16,088.10	.00	.00	16,088.10
RESERVES					
301	RESERVE - SOD REPLACEMENT		2,882.66		2,882.66
302	RESERVE - UNALLOCATED INTEREST		182.36		182.36
	RESERVES	.00	3,065.02	.00	3,065.02
EQUITY:					
350	OPERATING FUND BALANCE	35,747.46			35,747.46
	Current Year Net Income/(Loss)	3,538.74	.00	.00	3,538.74
	Subtotal Equity	39,286.20	.00	.00	39,286.20
	TOTAL LIABILITIES & EQUITY	55,374.30	3,065.02	.00	58,439.32

PORTOFINO AT SUN CITY CENTER POA

Income/Expense Statement

Period: 04/01/19 to 04/30/19

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
INCOME								
00410	OPERATING ASSESSMENTS	9,216.67	9,216.67	.00	46,083.34	46,083.35	(.01)	110,600.00
00470	LATE CHARGES	.00	.00	.00	75.00	.00	75.00	.00
00475	OWNERS INTEREST CHARGES	13.64	.00	13.64	41.52	.00	41.52	.00
00481	APPLICATION FEES	100.00	.00	100.00	300.00	.00	300.00	.00
00498	INTEREST - RESERVES	1.26	.00	1.26	5.74	.00	5.74	.00
	Subtotal Income	9,331.57	9,216.67	114.90	46,505.60	46,083.35	422.25	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	625.00	625.00	1,500.00
00504	MANAGEMENT FEE	645.00	645.00	.00	3,225.00	3,225.00	.00	7,740.00
00506	OFFICE EXPENSES	192.85	116.67	(76.18)	572.43	583.35	10.92	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	746.25	(603.75)	1,791.00
00512	SOCIAL HOA EVENTS	.00	29.17	29.17	93.88	145.85	51.97	350.00
00513	BACKGROUND CHECKS	.00	.00	.00	160.00	.00	(160.00)	.00
	ADMINISTRATIVE	837.85	1,065.09	227.24	5,712.56	5,575.45	(137.11)	13,031.00
INSURANCE								
00520	INSURANCE PACKAGE	128.91	143.17	14.26	636.90	715.85	78.95	1,718.00
	INSURANCE	128.91	143.17	14.26	636.90	715.85	78.95	1,718.00
GROUNDS MAINTENANCE								
00530	CONTRACT GROUNDS LABOR	5,499.82	5,500.50	.68	27,499.16	27,502.50	3.34	66,006.00
00534	IRRIGATION REPAIRS/MAINT	4,923.00	583.33	(4,339.67)	6,712.50	2,916.65	(3,795.85)	7,000.00
00536	SIDEWALK CLEANING	.00	70.42	70.42	.00	352.10	352.10	845.00
00538	MULCH	.00	1,041.67	1,041.67	.00	5,208.35	5,208.35	12,500.00
00540	PLANT REPLACEMENT	.00	41.67	41.67	.00	208.35	208.35	500.00
00542	OAK EXPENSE	.00	333.33	333.33	2,400.00	1,666.65	(733.35)	4,000.00
00544	PRUNE PALM	.00	416.67	416.67	.00	2,083.35	2,083.35	5,000.00
	GROUNDS MAINTENANCE	10,422.82	7,987.59	(2,435.23)	36,611.66	39,937.95	3,326.29	95,851.00

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Income/Expense Statement

Period: 04/01/19 to 04/30/19

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
RESERVE FUNDING								
00910	RESERVE INTEREST DISTRIBUTIO	1.26	.00	(1.26)	5.74	.00	(5.74)	.00
	RESERVE FUNDING	1.26	.00	(1.26)	5.74	.00	(5.74)	.00
	TOTAL EXPENSES	11,390.84	9,195.85	(2,194.99)	42,966.86	46,229.25	3,262.39	110,600.00
	Current Year Net Income/(loss)	(2,059.27)	20.82	(2,080.09)	3,538.74	(145.90)	3,684.64	.00
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AGED OWNER BALANCES: AS OF Apr. 30, 2019
ACCOUNT NUMBER SEQUENCE

* - Previous Owner or Renter

ACCOUNT #	UNIT #	NAME	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL	STATUS
10532		Cindy Watterson	6.82	31.82	553.00	0.00	591.64	First notice
10533		Tony & Suzanne Beaulieu	6.82	31.82	553.00	0.00	591.64	First notice
		TOTAL:	13.64	63.64	1106.00	0.00	1183.28	

AGED OWNER BALANCES: AS OF Apr. 30, 2019
ACCOUNT NUMBER SEQUENCE

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ACCOUNT #	UNIT #	NAME	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL	STATUS
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REPORT SUMMARY

CODE	N/A	DESCRIPTION	ACCOUNT #	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL
A1		ASSESSMENT	112	0.00	0.00	1106.00	0.00	1106.00
01		Late Fees	112	0.00	50.00	0.00	0.00	50.00
04		Interest	112	13.64	13.64	0.00	0.00	27.28
GRAND TOTAL:				13.64	63.64	1106.00	0.00	1183.28

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
00112	A/R - OWNER ASSESSMENTS	1183.28
TOTAL		\$1183.28