

PORTOFINO AT SUN CITY CENTER POA

Balance Sheet
 As of 12/31/18

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
CASH					
101	IBERIA BANK - OP 8138	68,627.08			68,627.08
109	IBERIA BANK - RES 0186		3,059.99		3,059.99
		68,627.08	3,059.99	.00	71,687.07
ACCOUNTS RECEIVABLE					
112	A/R - OWNER ASSESSMENTS	584.46			584.46
	TOTAL ACCOUNTS RECEIVABLE	584.46	.00	.00	584.46
CURRENT ASSETS					
122	PREPAID INSURANCE	1,358.75			1,358.75
	TOTAL CURRENT ASSETS	1,358.75	.00	.00	1,358.75
	TOTAL ASSETS	70,570.29	3,059.99	.00	73,630.28
LIABILITIES & EQUITY					
CURRENT LIABILITIES					
207	PREPAID ASSESSMENTS	740.22			740.22
210	ACCOUNTS PAYABLE	12,827.84			12,827.84
211	ACCRUED PAYABLES	253.00			253.00
239	DEFERRED ASSESSMENTS	18,433.33			18,433.33
	TOTAL CURRENT LIABILITIES	32,254.39	.00	.00	32,254.39
RESERVES					
301	RESERVE - SOD REPLACEMENT		2,882.66		2,882.66
302	RESERVE - UNALLOCATED INTEREST		177.33		177.33
	RESERVES	.00	3,059.99	.00	3,059.99
EQUITY:					
350	OPERATING FUND BALANCE	35,747.46			35,747.46
	Current Year Net Income/(Loss)	2,568.44	.00	.00	2,568.44
	Subtotal Equity	38,315.90	.00	.00	38,315.90
	TOTAL LIABILITIES & EQUITY	70,570.29	3,059.99	.00	73,630.28

PORTOFINO AT SUN CITY CENTER POA

Income/Expense Statement
 Period: 12/01/18 to 12/31/18

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	9,216.67	9,216.67	.00	110,600.00
00470	LATE CHARGES	25.00	.00	25.00	25.00	.00	25.00	.00
00475	OWNERS INTEREST CHARGES	13.46	.00	13.46	13.46	.00	13.46	.00
00498	INTEREST - RESERVES	.71	.00	.71	.71	.00	.71	.00
	Subtotal Income	9,255.84	9,216.67	39.17	9,255.84	9,216.67	39.17	110,600.00
EXPENSES								
ADMINISTRATIVE								
00502	LEGAL FEE	.00	125.00	125.00	.00	125.00	125.00	1,500.00
00504	MANAGEMENT FEE	645.00	645.00	.00	645.00	645.00	.00	7,740.00
00506	OFFICE EXPENSES	92.84	116.67	23.83	92.84	116.67	23.83	1,400.00
00508	TAX PREP-AUDIT	.00	.00	.00	.00	.00	.00	250.00
00510	CONTINGENCY	.00	149.25	149.25	.00	149.25	149.25	1,791.00
00512	SOCIAL HOA EVENTS	77.77	29.17	(48.60)	77.77	29.17	(48.60)	350.00
	ADMINISTRATIVE	815.61	1,065.09	249.48	815.61	1,065.09	249.48	13,031.00
INSURANCE								
00520	INSURANCE PACKAGE	121.24	143.17	21.93	121.24	143.17	21.93	1,718.00
	INSURANCE	121.24	143.17	21.93	121.24	143.17	21.93	1,718.00
GROUNDS MAINTENANCE								
00530	CONTRACT GROUNDS LABOR	5,499.84	5,500.50	.66	5,499.84	5,500.50	.66	66,006.00
00534	IRRIGATION REPAIRS/MAINT	250.00	583.33	333.33	250.00	583.33	333.33	7,000.00
00536	SIDEWALK CLEANING	.00	70.42	70.42	.00	70.42	70.42	845.00
00538	MULCH	.00	1,041.67	1,041.67	.00	1,041.67	1,041.67	12,500.00
00540	PLANT REPLACEMENT	.00	41.67	41.67	.00	41.67	41.67	500.00
00542	OAK EXPENSE	.00	333.33	333.33	.00	333.33	333.33	4,000.00
00544	PRUNE PALM	.00	416.67	416.67	.00	416.67	416.67	5,000.00
	GROUNDS MAINTENANCE	5,749.84	7,987.59	2,237.75	5,749.84	7,987.59	2,237.75	95,851.00

