

**PORTOFINO AT SUN CITY CENTER POA**

Balance Sheet

As of 05/31/19

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
CASH					
101	IBERIA BANK - OP 8138	47,632.03			47,632.03
109	IBERIA BANK - RES 0186		3,066.32		3,066.32
		47,632.03	3,066.32	.00	50,698.35
ACCOUNTS RECEIVABLE					
112	A/R - OWNER ASSESSMENTS	598.46			598.46
	TOTAL ACCOUNTS RECEIVABLE	598.46	.00	.00	598.46
CURRENT ASSETS					
122	PREPAID INSURANCE	714.18			714.18
	TOTAL CURRENT ASSETS	714.18	.00	.00	714.18
	TOTAL ASSETS	48,944.67	3,066.32	.00	52,010.99
LIABILITIES & EQUITY					
CURRENT LIABILITIES					
207	PREPAID ASSESSMENTS	8,448.62			8,448.62
210	ACCOUNTS PAYABLE	73.88			73.88
	TOTAL CURRENT LIABILITIES	8,522.50	.00	.00	8,522.50
RESERVES					
301	RESERVE - SOD REPLACEMENT		2,882.66		2,882.66
302	RESERVE - UNALLOCATED INTEREST		183.66		183.66
	RESERVES	.00	3,066.32	.00	3,066.32
EQUITY:					
350	OPERATING FUND BALANCE	35,747.46			35,747.46
	Current Year Net Income/(Loss)	4,674.71	.00	.00	4,674.71
	Subtotal Equity	40,422.17	.00	.00	40,422.17
	TOTAL LIABILITIES & EQUITY	48,944.67	3,066.32	.00	52,010.99

**PORTOFINO AT SUN CITY CENTER POA**

Income/Expense Statement

Period: 05/01/19 to 05/31/19

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
INCOME								
00410	OPERATING ASSESSMENTS	9,216.66	9,216.66	.00	55,300.00	55,300.01	(.01)	110,600.00
00470	LATE CHARGES	.00	.00	.00	75.00	.00	75.00	.00
00475	OWNERS INTEREST CHARGES	6.82	.00	6.82	48.34	.00	48.34	.00
00481	APPLICATION FEES	.00	.00	.00	300.00	.00	300.00	.00
00498	INTEREST - RESERVES	1.30	.00	1.30	7.04	.00	7.04	.00
	Subtotal Income	9,224.78	9,216.66	8.12	55,730.38	55,300.01	430.37	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	750.00	750.00	1,500.00
00504	MANAGEMENT FEE	645.00	645.00	.00	3,870.00	3,870.00	.00	7,740.00
00506	OFFICE EXPENSES	215.50	116.67	(98.83)	787.93	700.02	(87.91)	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	895.50	(454.50)	1,791.00
00512	SOCIAL HOA EVENTS	73.26	29.17	(44.09)	167.14	175.02	7.88	350.00
00513	BACKGROUND CHECKS	110.00	.00	(110.00)	270.00	.00	(270.00)	.00
	ADMINISTRATIVE	1,043.76	1,065.09	21.33	6,756.32	6,640.54	(115.78)	13,031.00
INSURANCE								
00520	INSURANCE PACKAGE	128.91	143.17	14.26	765.81	859.02	93.21	1,718.00
	INSURANCE	128.91	143.17	14.26	765.81	859.02	93.21	1,718.00
GROUNDS MAINTENANCE								
00530	CONTRACT GROUNDS LABOR	5,499.84	5,500.50	.66	32,999.00	33,003.00	4.00	66,006.00
00534	IRRIGATION REPAIRS/MAINT	561.00	583.33	22.33	7,273.50	3,499.98	(3,773.52)	7,000.00
00536	SIDEWALK CLEANING	.00	70.42	70.42	.00	422.52	422.52	845.00
00538	MULCH	.00	1,041.67	1,041.67	.00	6,250.02	6,250.02	12,500.00
00540	PLANT REPLACEMENT	854.00	41.67	(812.33)	854.00	250.02	(603.98)	500.00
00542	OAK EXPENSE	.00	333.33	333.33	2,400.00	1,999.98	(400.02)	4,000.00
00544	PRUNE PALM	.00	416.67	416.67	.00	2,500.02	2,500.02	5,000.00
	GROUNDS MAINTENANCE	6,914.84	7,987.59	1,072.75	43,526.50	47,925.54	4,399.04	95,851.00

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Income/Expense Statement

Period: 05/01/19 to 05/31/19

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
RESERVE FUNDING								
00910	RESERVE INTEREST DISTRIBUTIO	1.30	.00	(1.30)	7.04	.00	(7.04)	.00
	RESERVE FUNDING	1.30	.00	(1.30)	7.04	.00	(7.04)	.00
	TOTAL EXPENSES	8,088.81	9,195.85	1,107.04	51,055.67	55,425.10	4,369.43	110,600.00
	Current Year Net Income/(loss)	1,135.97	20.81	1,115.16	4,674.71	(125.09)	4,799.80	.00
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AGED OWNER BALANCES: AS OF May 31, 2019  
ACCOUNT NUMBER SEQUENCE

\* - Previous Owner or Renter

ACCOUNT #	UNIT #	NAME	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL	STATUS
10533		Tony & Suzanne Beaulieu	6.82	6.82	31.82	553.00	598.46	Final notice
		TOTAL:	6.82	6.82	31.82	553.00	598.46	