

PORTOFINO AT SUN CITY CENTER POA

Balance Sheet
 As of 09/30/17

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
CASH					
101	IBERIA BANK - OP 8138	63,517.63			63,517.63
109	IBERIA BANK - RES 0186		4,850.79		4,850.79
		63,517.63	4,850.79	.00	68,368.42
ACCOUNTS RECEIVABLE					
112	A/R - OWNER ASSESSMENTS	1,386.00			1,386.00
	TOTAL ACCOUNTS RECEIVABLE	1,386.00	.00	.00	1,386.00
CURRENT ASSETS					
122	PREPAID INSURANCE	617.72			617.72
	TOTAL CURRENT ASSETS	617.72	.00	.00	617.72
	TOTAL ASSETS	65,521.35	4,850.79	.00	70,372.14
LIABILITIES & EQUITY					
CURRENT LIABILITIES					
207	PREPAID ASSESSMENTS	760.22			760.22
211	ACCRUED PAYABLES	19,552.25			19,552.25
239	DEFERRED ASSESSMENTS	18,433.33			18,433.33
	TOTAL CURRENT LIABILITIES	38,745.80	.00	.00	38,745.80
RESERVES					
301	RESERVE - SOD REPLACEMENT		4,682.66		4,682.66
302	RESERVE - UNALLOCATED INTEREST		168.13		168.13
	RESERVES	.00	4,850.79	.00	4,850.79
EQUITY:					
350	OPERATING FUND BALANCE	46,518.46			46,518.46
	Current Year Net Income/(Loss)	(19,742.91)	.00	.00	(19,742.91)
	Subtotal Equity	26,775.55	.00	.00	26,775.55
	TOTAL LIABILITIES & EQUITY	65,521.35	4,850.79	.00	70,372.14

PORTOFINO AT SUN CITY CENTER POA

Income/Expense Statement
 Period: 09/01/17 to 09/30/17

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
00460	MISCELLANEOUS INCOME	.00	.00	.00	1,089.00	.00	1,089.00	.00
00470	LATE CHARGES	.00	.00	.00	50.00	.00	50.00	.00
00475	OWNERS INTEREST CHARGES	.00	.00	.00	14.03	.00	14.03	.00
00498	INTEREST - RESERVES	.65	.00	.65	9.27	.00	9.27	.00
	Subtotal Income	9,217.32	9,216.67	.65	93,328.97	92,166.70	1,162.27	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	625.00	625.00	.00	6,250.00	6,250.00	.00	7,500.00
00506	OFFICE EXPENSES	42.25	158.33	116.08	830.98	1,583.30	752.32	1,900.00
00508	TAX PREP-AUDIT	.00	.00	.00	250.00	250.00	.00	250.00
00510	CONTINGENCY	.00	125.00	125.00	.00	1,250.00	1,250.00	1,500.00
00512	SOCIAL HOA EVENTS	.00	29.17	29.17	24.59	291.70	267.11	350.00
	ADMINISTRATIVE	667.25	1,062.50	395.25	7,416.82	10,936.00	3,519.18	13,061.00
INSURANCE								
00520	INSURANCE PACKAGE	128.51	133.33	4.82	1,331.93	1,333.30	1.37	1,600.00
	INSURANCE	128.51	133.33	4.82	1,331.93	1,333.30	1.37	1,600.00
GROUNDS MAINTENANCE								
00530	CONTRACT GROUNDS LABOR	5,392.00	5,340.42	(51.58)	53,762.46	53,404.20	(358.26)	64,085.00
00534	IRRIGATION REPAIRS/MAINT	.00	375.00	375.00	3,918.50	3,750.00	(168.50)	4,500.00
00536	SIDEWALK CLEANING	.00	83.33	83.33	845.00	833.30	(11.70)	1,000.00
00538	MULCH	.00	1,062.50	1,062.50	.00	10,625.00	10,625.00	12,750.00
00540	PLANT REPLACEMENT	.00	41.67	41.67	.00	416.70	416.70	500.00
00542	OAK EXPENSE	.00	675.33	675.33	8,527.00	6,753.30	(1,773.70)	8,104.00
00544	PRUNE PALM	.00	416.67	416.67	4,416.00	4,166.70	(249.30)	5,000.00
00545	ROADWAY REPAIRS	.00	.00	.00	5,358.00	.00	(5,358.00)	.00
00546	MAILBOX REPAIRS	.00	.00	.00	7,956.90	.00	(7,956.90)	.00
00547	HURRICANE EXPENSE	19,530.00	.00	(19,530.00)	19,530.00	.00	(19,530.00)	.00
	GROUNDS MAINTENANCE	24,922.00	7,994.92	(16,927.08)	104,313.86	79,949.20	(24,364.66)	95,939.00
RESERVE FUNDING								

