

PORTOFINO AT SUN CITY CENTER POABalance Sheet
As of 01/31/19

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
CASH					
101	IBERIA BANK - OP 8138	48,792.90			48,792.90
109	IBERIA BANK - RES 0186		3,061.29		3,061.29
		48,792.90	3,061.29	.00	51,854.19
ACCOUNTS RECEIVABLE					
112	A/R - OWNER ASSESSMENTS	31.85			31.85
	TOTAL ACCOUNTS RECEIVABLE	31.85	.00	.00	31.85
CURRENT ASSETS					
122	PREPAID INSURANCE	976.84			976.84
	TOTAL CURRENT ASSETS	976.84	.00	.00	976.84
	TOTAL ASSETS	49,801.59	3,061.29	.00	52,862.88
LIABILITIES & EQUITY					
CURRENT LIABILITIES					
207	PREPAID ASSESSMENTS	740.22			740.22
210	ACCOUNTS PAYABLE	115.92			115.92
239	DEFERRED ASSESSMENTS	9,216.66			9,216.66
	TOTAL CURRENT LIABILITIES	10,072.80	.00	.00	10,072.80
RESERVES					
301	RESERVE - SOD REPLACEMENT		2,882.66		2,882.66
302	RESERVE - UNALLOCATED INTEREST		178.63		178.63
	RESERVES	.00	3,061.29	.00	3,061.29
EQUITY:					
350	OPERATING FUND BALANCE	35,747.46			35,747.46
	Current Year Net Income/(Loss)	3,981.33	.00	.00	3,981.33
	Subtotal Equity	39,728.79	.00	.00	39,728.79
	TOTAL LIABILITIES & EQUITY	49,801.59	3,061.29	.00	52,862.88

PORTOFINO AT SUN CITY CENTER POA

Income/Expense Statement
 Period: 01/01/19 to 01/31/19

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	18,433.34	18,433.34	.00	110,600.00
00470	LATE CHARGES	.00	.00	.00	25.00	.00	25.00	.00
00475	OWNERS INTEREST CHARGES	.39	.00	.39	13.85	.00	13.85	.00
00481	APPLICATION FEES	100.00	.00	100.00	100.00	.00	100.00	.00
00498	INTEREST - RESERVES	1.30	.00	1.30	2.01	.00	2.01	.00
	Subtotal Income	9,318.36	9,216.67	101.69	18,574.20	18,433.34	140.86	110,600.00
EXPENSES								
ADMINISTRATIVE								
00502	LEGAL FEE	.00	125.00	125.00	.00	250.00	250.00	1,500.00
00504	MANAGEMENT FEE	645.00	645.00	.00	1,290.00	1,290.00	.00	7,740.00
00506	OFFICE EXPENSES	88.42	116.67	28.25	181.26	233.34	52.08	1,400.00
00508	TAX PREP-AUDIT	.00	.00	.00	.00	.00	.00	250.00
00510	CONTINGENCY	1,350.00	149.25	(1,200.75)	1,350.00	298.50	(1,051.50)	1,791.00
00512	SOCIAL HOA EVENTS	.00	29.17	29.17	77.77	58.34	(19.43)	350.00
00513	BACKGROUND CHECKS	50.00	.00	(50.00)	50.00	.00	(50.00)	.00
	ADMINISTRATIVE	2,133.42	1,065.09	(1,068.33)	2,949.03	2,130.18	(818.85)	13,031.00
INSURANCE								
00520	INSURANCE PACKAGE	128.91	143.17	14.26	250.15	286.34	36.19	1,718.00
	INSURANCE	128.91	143.17	14.26	250.15	286.34	36.19	1,718.00
GROUNDS MAINTENANCE								
00530	CONTRACT GROUNDS LABOR	5,499.84	5,500.50	.66	10,999.68	11,001.00	1.32	66,006.00
00534	IRRIGATION REPAIRS/MAINT	142.00	583.33	441.33	392.00	1,166.66	774.66	7,000.00
00536	SIDEWALK CLEANING	.00	70.42	70.42	.00	140.84	140.84	845.00
00538	MULCH	.00	1,041.67	1,041.67	.00	2,083.34	2,083.34	12,500.00
00540	PLANT REPLACEMENT	.00	41.67	41.67	.00	83.34	83.34	500.00
00542	OAK EXPENSE	.00	333.33	333.33	.00	666.66	666.66	4,000.00
00544	PRUNE PALM	.00	416.67	416.67	.00	833.34	833.34	5,000.00
	GROUNDS MAINTENANCE	5,641.84	7,987.59	2,345.75	11,391.68	15,975.18	4,583.50	95,851.00

PORTOFINO AT SUN CITY CENTER POA

Income/Expense Statement

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

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)	2.01	.00	(2.01)	.00
	RESERVE FUNDING	1.30	.00	(1.30)	2.01	.00	(2.01)	.00
	TOTAL EXPENSES	7,905.47	9,195.85	1,290.38	14,592.87	18,391.70	3,798.83	110,600.00
	Current Year Net Income/(loss)	1,412.89	20.82	1,392.07	3,981.33	41.64	3,939.69	.00
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