

PORTOFINO AT SUN CITY CENTER POABalance Sheet
As of 08/31/17

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
CASH					
101	IBERIA BANK - OP 8138	52,902.63			52,902.63
109	IBERIA BANK - RES 0186		4,850.14		4,850.14
		52,902.63	4,850.14	.00	57,752.77
ACCOUNTS RECEIVABLE					
112	A/R - OWNER ASSESSMENTS	280.00			280.00
	TOTAL ACCOUNTS RECEIVABLE	280.00	.00	.00	280.00
CURRENT ASSETS					
122	PREPAID INSURANCE	746.23			746.23
	TOTAL CURRENT ASSETS	746.23	.00	.00	746.23
	TOTAL ASSETS	53,928.86	4,850.14	.00	58,779.00
LIABILITIES & EQUITY					
CURRENT LIABILITIES					
207	PREPAID ASSESSMENTS	10,161.22			10,161.22
211	ACCRUED PAYABLES	491.00			491.00
	TOTAL CURRENT LIABILITIES	10,652.22	.00	.00	10,652.22
RESERVES					
301	RESERVE - SOD REPLACEMENT		4,682.66		4,682.66
302	RESERVE - UNALLOCATED INTEREST		167.48		167.48
	RESERVES	.00	4,850.14	.00	4,850.14
EQUITY:					
350	OPERATING FUND BALANCE	46,518.46			46,518.46
	Current Year Net Income/(Loss)	(3,241.82)	.00	.00	(3,241.82)
	Subtotal Equity	43,276.64	.00	.00	43,276.64
	TOTAL LIABILITIES & EQUITY	53,928.86	4,850.14	.00	58,779.00

PORTOFINO AT SUN CITY CENTER POA

Income/Expense Statement
 Period: 08/01/17 to 08/31/17

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
INCOME								
00410	OPERATING ASSESSMENTS	9,216.66	9,216.67	(.01)	82,950.00	82,950.03	(.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	.90	.00	.90	8.62	.00	8.62	.00
	Subtotal Income	9,217.56	9,216.67	.89	84,111.65	82,950.03	1,161.62	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	1,125.00	1,125.00	1,500.00
00504	MANAGEMENT FEE	625.00	625.00	.00	5,625.00	5,625.00	.00	7,500.00
00506	OFFICE EXPENSES	57.72	158.33	100.61	788.73	1,424.97	636.24	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	1,125.00	1,125.00	1,500.00
00512	SOCIAL HOA EVENTS	.00	29.17	29.17	24.59	262.53	237.94	350.00
	ADMINISTRATIVE	682.72	1,062.50	379.78	6,749.57	9,873.50	3,123.93	13,061.00
INSURANCE								
00520	INSURANCE PACKAGE	128.49	133.33	4.84	1,203.42	1,199.97	(3.45)	1,600.00
	INSURANCE	128.49	133.33	4.84	1,203.42	1,199.97	(3.45)	1,600.00
GROUNDS MAINTENANCE								
00530	CONTRACT GROUNDS LABOR	5,392.00	5,340.42	(51.58)	48,370.46	48,063.78	(306.68)	64,085.00
00534	IRRIGATION REPAIRS/MAINT	737.00	375.00	(362.00)	3,918.50	3,375.00	(543.50)	4,500.00
00536	SIDEWALK CLEANING	.00	83.33	83.33	845.00	749.97	(95.03)	1,000.00
00538	MULCH	.00	1,062.50	1,062.50	.00	9,562.50	9,562.50	12,750.00
00540	PLANT REPLACEMENT	.00	41.67	41.67	.00	375.03	375.03	500.00
00542	OAK EXPENSE	.00	675.33	675.33	8,527.00	6,077.97	(2,449.03)	8,104.00
00544	PRUNE PALM	.00	416.67	416.67	4,416.00	3,750.03	(665.97)	5,000.00
00545	ROADWAY REPAIRS	.00	.00	.00	5,358.00	.00	(5,358.00)	.00
00546	MAILBOX REPAIRS	339.20	.00	(339.20)	7,956.90	.00	(7,956.90)	.00
	GROUNDS MAINTENANCE	6,468.20	7,994.92	1,526.72	79,391.86	71,954.28	(7,437.58)	95,939.00

PORTOFINO AT SUN CITY CENTER POA

Income/Expense Statement
 Period: 08/01/17 to 08/31/17

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
RESERVE FUNDING								
00910	RESERVE INTEREST DISTRIBUTIC	.90	.00	(.90)	8.62	.00	(8.62)	.00
	RESERVE FUNDING	.90	.00	(.90)	8.62	.00	(8.62)	.00
	TOTAL EXPENSES	7,280.31	9,190.75	1,910.44	87,353.47	83,027.75	(4,325.72)	110,600.00
	Current Year Net Income/(loss)	1,937.25	25.92	1,911.33	(3,241.82)	(77.72)	(3,164.10)	.00
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