

Balance Sheet

Monday, November 4, 2019

11:57

Posted 10/31/2019

Portofino at Sun City Center Ft. Myers Property Owners Association, I

	Operating	Reserve	Total
Assets			
<u>Current Assets</u>			
00101	IBERIA BANK - OP 8138	54,619.98	54,619.98
00109	IBERIA BANK - RES 0186	3,072.76	3,072.76
00112	A/R - OWNER ASSESSMENT	657.60	657.60
00122	PREPAID INSURANCE	505.58	505.58
<u>Total Current Assets</u>		<u>55,783.16</u>	<u>58,855.92</u>
<i>Total Assets</i>		<i>55,783.16</i>	<i>58,855.92</i>
Liabilities & Equity			
<u>Current Liabilities</u>			
00207	PREPAID ASSESSMENTS	725.67	725.67
00210	ACCOUNTS PAYABLE	1,967.50	1,967.50
00239	DEFERRED ASSESSMENTS	9,216.66	9,216.66
<u>Total Current Liabilities</u>		<u>11,909.83</u>	<u>11,909.83</u>
<u>Equity</u>			
00301	RESERVE - SOD REPLACEM	2,882.66	2,882.66
00302	RESERVE - UNALLOCATED I	190.10	190.10
00350	OPERATING FUND BALANCE	35,747.46	35,747.46
	Current Year Net Income/(Los	8,125.87	8,125.87
<u>Total Equity</u>		<u>43,873.33</u>	<u>46,946.09</u>
<i>Total Liabilities & Equity</i>		<i>55,783.16</i>	<i>58,855.92</i>

Portofino at Sun City Center Ft. Myers POA

Income & Expense Statement

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	Current Period Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
Income							
00410 OPERATING ASSESSM	9,216.67	9,217.00	(0.33)	101,383.34	101,387.00	(3.66)	110,600.00
00470 LATE CHARGES	(25.00)	0.00	(25.00)	250.00	0.00	250.00	0.00
00475 OWNERS INTEREST CI	(28.21)	0.00	(28.21)	137.79	0.00	137.79	0.00
00481 APPLICATION FEES	100.00	0.00	100.00	400.00	0.00	400.00	0.00
00498 INTEREST - RESERVE	1.31	0.00	1.31	13.48	0.00	13.48	0.00
TOTAL Income	<u>9,264.77</u>	<u>9,217.00</u>	<u>47.77</u>	<u>102,184.61</u>	<u>101,387.00</u>	<u>797.61</u>	<u>110,600.00</u>
TOTAL Income	<u>9,264.77</u>	<u>9,217.00</u>	<u>47.77</u>	<u>102,184.61</u>	<u>101,387.00</u>	<u>797.61</u>	<u>110,600.00</u>
Expense							
Expense							
00500 CORPORATE ANNUAL	0.00	0.00	0.00	61.25	0.00	(61.25)	0.00
00502 LEGAL FEE	0.00	125.00	125.00	0.00	1,375.00	1,375.00	1,500.00
00504 MANAGEMENT FEE	645.00	645.00	0.00	7,095.00	7,095.00	0.00	7,740.00
00506 OFFICE EXPENSES	175.00	117.00	(58.00)	1,323.76	1,287.00	(36.76)	1,400.00
00508 TAX PREP-AUDIT	0.00	21.00	21.00	250.00	231.00	(19.00)	250.00
00510 CONTINGENCY	0.00	149.00	149.00	1,350.00	1,639.00	289.00	1,791.00
00512 SOCIAL HOA EVENTS	0.00	29.00	29.00	167.14	319.00	151.86	350.00
00513 BACKGROUND CHECK	0.00	0.00	0.00	270.00	0.00	(270.00)	0.00
00520 INSURANCE PACKAGE	128.92	143.00	14.08	1,410.41	1,573.00	162.59	1,718.00
00530 CONTRACT GROUNDS	5,499.84	5,501.00	1.16	60,498.20	60,511.00	12.80	66,006.00
00534 IRRIGATION REPAIRS/I	3,808.00	583.00	(3,225.00)	13,673.50	6,413.00	(7,260.50)	7,000.00
00536 SIDEWALK CLEANING	0.00	70.00	70.00	0.00	770.00	770.00	845.00
00538 MULCH	0.00	1,042.00	1,042.00	0.00	11,462.00	11,462.00	12,500.00
00540 PLANT REPLACEMENT	0.00	42.00	42.00	854.00	462.00	(392.00)	500.00
00542 OAK EXPENSE	0.00	333.00	333.00	7,092.00	3,663.00	(3,429.00)	4,000.00
00544 PRUNE PALM	0.00	417.00	417.00	0.00	4,587.00	4,587.00	5,000.00
00910 RESERVE INTEREST D	1.31	0.00	(1.31)	13.48	0.00	(13.48)	0.00
TOTAL Expense	<u>10,258.07</u>	<u>9,217.00</u>	<u>(1,041.07)</u>	<u>94,058.74</u>	<u>101,387.00</u>	<u>7,328.26</u>	<u>110,600.00</u>
TOTAL Expense	<u>10,258.07</u>	<u>9,217.00</u>	<u>(1,041.07)</u>	<u>94,058.74</u>	<u>101,387.00</u>	<u>7,328.26</u>	<u>110,600.00</u>
Excess Revenue / Expense	<u>(993.30)</u>	<u>0.00</u>	<u>(993.30)</u>	<u>8,125.87</u>	<u>0.00</u>	<u>8,125.87</u>	<u>0.00</u>

YTD P&L by Month

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Portofino at Sun City Center Ft. Myers POA

Operating

	December	January	February	March	April	May	June	July	August	September	October	November	Total
INCOME													
<u>Income</u>													
00410OPERATING ASSESMEN	0	0	0	0	0	0	0	0	0	92,167	9,217	0	101,383
00470LATE CHARGES	0	0	0	0	0	0	0	0	0	275	(25)	0	250
00475OWNERS INTEREST CHA	0	0	0	0	0	0	0	0	0	166	(28)	0	138
00481APPLICATION FEES	0	0	0	0	0	0	0	0	0	300	100	0	400
00498INTEREST - RESERVES	0	0	0	0	0	0	0	0	0	12	1	0	13
TOTAL Income	0	0	0	0	0	0	0	0	0	92,920	9,265	0	102,185
TOTAL INCOME	0	0	0	0	0	0	0	0	0	92,920	9,265	0	102,185
EXPENSES													
<u>Expense</u>													
00500CORPORATE ANNUAL RE	0	0	0	0	0	0	0	0	0	61	0	0	61
00502LEGAL FEE	0	0	0	0	0	0	0	0	0	0	0	0	0
00504MANAGEMENT FEE	0	0	0	0	0	0	0	0	0	6,450	645	0	7,095
00506OFFICE EXPENSES	0	0	0	0	0	0	0	0	0	1,149	175	0	1,324
00508TAX PREP-AUDIT	0	0	0	0	0	0	0	0	0	250	0	0	250
00510CONTINGENCY	0	0	0	0	0	0	0	0	0	1,350	0	0	1,350
00512SOCIAL HOA EVENTS	0	0	0	0	0	0	0	0	0	167	0	0	167
00513BACKGROUND CHECKS	0	0	0	0	0	0	0	0	0	270	0	0	270
00520INSURANCE PACKAGE	0	0	0	0	0	0	0	0	0	1,281	129	0	1,410
00530CONTRACT GROUNDS L	0	0	0	0	0	0	0	0	0	54,998	5,500	0	60,498
00534IRRIGATION REPAIRS/M	0	0	0	0	0	0	0	0	0	9,866	3,808	0	13,674
00536SIDEWALK CLEANING	0	0	0	0	0	0	0	0	0	0	0	0	0
00538MULCH	0	0	0	0	0	0	0	0	0	0	0	0	0
00540PLANT REPLACEMENT	0	0	0	0	0	0	0	0	0	854	0	0	854
00542OAK EXPENSE	0	0	0	0	0	0	0	0	0	7,092	0	0	7,092
00544PRUNE PALM	0	0	0	0	0	0	0	0	0	0	0	0	0
00910RESERVE INTEREST DIS	0	0	0	0	0	0	0	0	0	12	1	0	13
TOTAL Expense	0	0	0	0	0	0	0	0	0	83,801	10,258	0	94,059

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Operating

	December	January	February	March	April	May	June	July	August	September	October	November	Total
TOTAL EXPENSES	0	0	0	0	0	0	0	0	0	83,801	10,258	0	94,059
Excess Revenue / Expense	0	0	0	0	0	0	0	0	0	9,119	(993)	0	8,126