

The Isles Homeowners Association, Inc.(#444)

Balance Sheet

As of 04/30/23

Account #	Description	Fund Balances			Totals
		Operating	Reserves	Other	
ASSETS					
1107	VALLEY OPERATING X0532	747,534.37			747,534.37
1108	Bank Florida-Operating	202,326.27			202,326.27
1120	MorganStanley-Reserve		305,800.72		305,800.72
1123	ANCHOR BANK MMK RESV		244,925.18		244,925.18
1130	Petty Cash	200.00			200.00
1146	Due From IRS to Reserve		539.00		539.00
1150	Accounts Receivable	24,626.88			24,626.88
1154	Accounts Receivable Paloma	12,430.13			12,430.13
1155	Other Receivables (Fraud)	9,706.10			9,706.10
1160	Prepaid Insurance	24,360.99			24,360.99
1165	Prepaid Expenses	4,055.30			4,055.30
1167	Prepaid Debit Cards	2,623.78			2,623.78
	TOTAL ASSETS	1,027,863.82	551,264.90	.00	1,579,128.72
LIABILITIES & EQUITY					
LIABILITIES:					
3050	Accounts Payable	7,888.96			7,888.96
3055	Accrued Expenses	35,241.36			35,241.36
3065	Damage Deposits	1,700.00			1,700.00
3070	Prepaid Owner Assessments	21,968.78			21,968.78
3075	Deferred Maintenance Income	376,632.67			376,632.67
3098	Deferred Income - Comcast	34,688.10			34,688.10
	Subtotal Liabilities	478,119.87	.00	.00	478,119.87
RESERVES:					
3430	Reserves - Pooled Method		455,246.07		455,246.07
3477	Reserves - Contingency		92,124.08		92,124.08
3480	Reserves - Interest		3,894.75		3,894.75
	Subtotal Reserves	.00	551,264.90	.00	551,264.90
EQUITY:					
3495	Capital Contribution	26,072.00			26,072.00
3500	Retained Earnings	395,458.96			395,458.96
	Current Year Net Income/(Loss)	128,212.99	.00	.00	128,212.99
	Subtotal Equity	549,743.95	.00	.00	549,743.95
	TOTAL LIABILITIES & EQUITY	1,027,863.82	551,264.90	.00	1,579,128.72

Run Date: 05/18/23
 Run Time: 01:24 PM

The Isles Homeowners Association, Inc.(#444)
 Income/Expense Statement
 Period: 04/01/23 to 04/30/23

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:							
05010 Members Assessments	188,316.33	188,316.33	.00	753,265.33	753,265.32	.01	2,259,796.00
05030 Interest Income	217.82	83.33	134.49	1,303.33	333.32	970.01	1,000.00
05032 Interest Income - Reserves	1,185.59	.00	1,185.59	2,229.18	.00	2,229.18	.00
05055 Keys and Fobs	50.00	.00	50.00	275.00	.00	275.00	.00
05065 Club House Rentals	.00	.00	.00	725.00	.00	725.00	.00
05070 Application Fees	.00	.00	.00	1,050.00	.00	1,050.00	.00
05080 Misc Income	125.00	208.33	(83.33)	150.00	833.32	(683.32)	2,500.00
05083 Median Reimbursement Income	.00	1,502.92	(1,502.92)	.00	6,011.68	(6,011.68)	18,035.00
05098 Comcast Income	708.33	708.33	.00	2,833.32	2,833.32	.00	8,500.00
Subtotal Income	190,603.07	190,819.24	(216.17)	761,831.16	763,276.96	(1,445.80)	2,289,831.00
EXPENSES							
Administrative Expenses							
06020 Property Management	7,958.00	7,958.33	.33	31,832.00	31,833.32	1.32	95,500.00
06030 Legal Fees	2,849.88	1,250.00	(1,599.88)	3,557.33	5,000.00	1,442.67	15,000.00
06050 Office & Meeting Expense	644.43	404.17	(240.26)	2,697.46	1,616.68	(1,080.78)	4,850.00
06055 Revew/Audit/Tax Prep	.00	583.33	583.33	.00	2,333.32	2,333.32	7,000.00
06070 Licensing Fees & Taxes	361.25	166.67	(194.58)	861.25	666.68	(194.57)	2,000.00
06080 Insurance	3,370.47	3,237.50	(132.97)	13,661.15	12,950.00	(711.15)	38,850.00
06090 Bad Debt	.00	83.33	83.33	.00	333.32	333.32	1,000.00
06095 Postage	450.00	250.00	(200.00)	1,230.00	1,000.00	(230.00)	3,000.00
Administrative Expenses	15,634.03	13,933.33	(1,700.70)	53,839.19	55,733.32	1,894.13	167,200.00
Operational Expenses							
06160 Landscape Maintenance	56,943.33	56,943.33	.00	227,773.32	227,773.32	.00	683,320.00
06162 Hood Road Maintenance	.00	125.00	125.00	1,305.59	500.00	(805.59)	1,500.00
06163 Military Median Maint.	2,253.88	3,005.83	751.95	8,895.79	12,023.32	3,127.53	36,070.00
06165 Tree Maintenance	14,551.25	18,600.00	4,048.75	56,680.25	74,400.00	17,719.75	223,200.00
06170 Landscape Replacements	.00	12,531.33	12,531.33	(565.48)	50,125.32	50,690.80	150,376.00
06177 Pest Control	171.00	183.33	12.33	342.00	733.32	391.32	2,200.00
06180 Lake Maintenance	1,276.43	1,875.00	598.57	6,230.23	7,500.00	1,269.77	22,500.00
06191 Tennis Court Maintenance	94.12	750.00	655.88	103.75	3,000.00	2,896.25	9,000.00
06194 Irrigation Repairs & Parts	10,239.15	5,416.67	(4,822.48)	12,398.43	21,666.68	9,268.25	65,000.00
06200 Misc Repair/Maintenance	.00	250.00	250.00	67.28	1,000.00	932.72	3,000.00
06201 Holiday Lighting	2,783.50	508.33	(2,275.17)	2,783.50	2,033.32	(750.18)	6,100.00
06203 Sidewalk Repairs	150.50	6,250.00	6,099.50	(18,385.45)	25,000.00	43,385.45	75,000.00
06205 Janitorial	998.00	1,250.00	252.00	3,862.00	5,000.00	1,138.00	15,000.00
06207 Clubhouse R & M	1,842.44	2,454.17	611.73	4,212.76	9,816.68	5,603.92	29,450.00
06210 Golf Cart Rental	214.00	216.67	2.67	856.00	866.68	10.68	2,600.00
06220 Pressure Cleaning	.00	2,125.00	2,125.00	.00	8,500.00	8,500.00	25,500.00
06225 Pool Maintenance	3,264.00	1,088.33	(2,175.67)	4,352.00	4,353.32	1.32	13,060.00
06230 Pool Repairs	.00	416.67	416.67	4,034.00	1,666.68	(2,367.32)	5,000.00
06240 Security	214.00	158.33	(55.67)	532.61	633.32	100.71	1,900.00
06255 Camera Maintenance	1,123.50	377.08	(746.42)	2,247.00	1,508.32	(738.68)	4,525.00
06260 Property Loss/Storm Cleanup	.00	.00	.00	(8,248.53)	.00	8,248.53	.00
Operational Expenses	96,119.10	114,525.07	18,405.97	309,477.05	458,100.28	148,623.23	1,374,301.00

Utilities

Run Date: 05/18/23
 Run Time: 01:24 PM

The Isles Homeowners Association, Inc.(#444)
 Income/Expense Statement
 Period: 04/01/23 to 04/30/23

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
06290	Electricity	5,646.16	6,791.67	1,145.51	26,934.42	27,166.68	232.26	81,500.00
06295	Water/Sewer	5,732.04	5,916.67	184.63	18,617.72	23,666.68	5,048.96	71,000.00
06305	Cable TV	32,584.62	32,244.17	(340.45)	126,433.05	128,976.68	2,543.63	386,930.00
06310	Telephone	139.00	135.00	(4.00)	576.36	540.00	(36.36)	1,620.00
06325	Security Monitoring	4,055.30	4,058.33	3.03	16,221.20	16,233.32	12.12	48,700.00
	Utilities	48,157.12	49,145.84	988.72	188,782.75	196,583.36	7,800.61	589,750.00
Reserve Funding								
06480	Reserves: Pooled Method	39,645.00	39,645.00	.00	79,290.00	79,290.00	.00	158,580.00
06490	Reserves: Interest	1,185.59	.00	(1,185.59)	2,229.18	.00	(2,229.18)	.00
	Reserve Funding	40,830.59	39,645.00	(1,185.59)	81,519.18	79,290.00	(2,229.18)	158,580.00
TOTAL EXPENSES		200,740.84	217,249.24	16,508.40	633,618.17	789,706.96	156,088.79	2,289,831.00
CURRENT YEAR NET INCOME/(LOSS)		(10,137.77)	(26,430.00)	16,292.23	128,212.99	(26,430.00)	154,642.99	.00
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