

The Isles Homeowners Association, Inc.(#444)

Balance Sheet

As of 10/31/22

Account #	Description	Fund Balance:			Totals
		Operating	Reserves	Other	
ASSETS					
1106	Valley National - Operating	609,946.76			609,946.76
1108	Bank Florida-Operating	201,745.05			201,745.05
1120	MorganStanley-Reserve		302,700.65		302,700.65
1123	ANCHOR BANK MMK RESV		161,606.70		161,606.70
1130	Petty Cash	200.00			200.00
1146	Due From IRS to Reserve		539.00		539.00
1150	Accounts Receivable	10,685.71			10,685.71
1154	Accounts Receivable Paloma	4,601.00			4,601.00
1160	Prepaid Insurance	3,522.23			3,522.23
1165	Prepaid Expenses	4,938.05			4,938.05
1167	Prepaid Debit Cards	2,687.18			2,687.18
	TOTAL ASSETS	838,325.98	464,846.35	.00	1,303,172.33
LIABILITIES & EQUITY					
LIABILITIES:					
3050	Accounts Payable	6,162.48			6,162.48
3065	Damage Deposits	1,700.00			1,700.00
3070	Prepaid Owner Assessments	13,509.22			13,509.22
3075	Deferred Maintenance Income	315,867.33			315,867.33
3098	Deferred Income - Comcast	38,938.08			38,938.08
	Subtotal Liabilities	376,177.11	.00	.00	376,177.11
RESERVES:					
3430	Reserves - Pooled Method		394,180.11		394,180.11
3435	Reserves - Capri Painting		859.16		859.16
3461	Reserves:Painting Oakmont		349.76		349.76
3471	Reserves:Painting Carlyle		130.88		130.88
3477	Reserves - Contingency		92,124.08		92,124.08
3480	Reserves - Interest		582.17		582.17
	Subtotal Reserves	.00	488,226.16	.00	488,226.16
EQUITY:					
3495	Capital Contribution	18,240.00			18,240.00
3500	Retained Earnings	349,978.37			349,978.37
	Current Year Net Income/(Loss)	70,550.69	.00	.00	70,550.69
	Subtotal Equity	438,769.06	.00	.00	438,769.06
	TOTAL LIABILITIES & EQUITY	814,946.17	488,226.16	.00	1,303,172.33

Run Date: 11/16/22
Run Time: 04:04 PM

The Isles Homeowners Association, Inc.(#444)
Income/Expense Statement
Period: 10/01/22 to 10/31/22

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:							
05010 Members Assessments	157,933.67	157,933.67	.00	1,580,195.67	1,579,336.70	858.97	1,895,204.00
05015 Gate/Card/Remote Income	.00	.00	.00	100.00	.00	100.00	.00
05020 Late Fee Interest	.00	.00	.00	18.42	.00	18.42	.00
05030 Interest Income	152.22	83.33	68.89	1,421.42	833.30	588.12	1,000.00
05032 Interest Income - Reserves	35.24	.00	35.24	728.28	.00	728.28	.00
05045 Refund Of Painting Rsv Overag	668.19	668.50	(.31)	6,681.90	6,685.00	(3.10)	8,022.00
05050 Late Fees	.00	.00	.00	1,150.10	.00	1,150.10	.00
05055 Keys and Fobs	50.00	.00	50.00	300.00	.00	300.00	.00
05060 Sales/Lease Revenue	.00	.00	.00	625.00	.00	625.00	.00
05065 Club House Rentals	325.00	.00	325.00	1,225.00	.00	1,225.00	.00
05070 Application Fees	.00	.00	.00	875.00	.00	875.00	.00
05080 Misc Income	100.00	208.33	(108.33)	400.00	2,083.30	(1,683.30)	2,500.00
05083 Median Reimbursement Income	2,316.75	772.25	1,544.50	9,267.00	7,722.50	1,544.50	9,267.00
05085 Prior Year Surplus	4,166.67	4,166.67	.00	41,666.70	41,666.70	.00	50,000.00
05098 Comcast Income	708.33	708.33	.00	7,083.30	7,083.30	.00	8,500.00
Subtotal Income	166,456.07	164,541.08	1,914.99	1,651,737.79	1,645,410.80	6,326.99	1,974,493.00
EXPENSES							
Administrative Expenses							
06020 Property Management	7,580.00	7,580.00	.00	75,800.00	75,800.00	.00	90,960.00
06030 Legal Fees	.60	1,250.00	1,249.40	5,489.28	12,500.00	7,010.72	15,000.00
06050 Office & Meeting Expense	35.45	404.17	368.72	2,220.62	4,041.70	1,821.08	4,850.00
06055 Revew/Audit/Tax Prep	.00	545.83	545.83	5,700.00	5,458.30	(241.70)	6,550.00
06070 Licensing Fees & Taxes	.00	150.00	150.00	861.25	1,500.00	638.75	1,800.00
06080 Insurance	2,650.56	2,708.33	57.77	28,376.83	27,083.30	(1,293.53)	32,500.00
06090 Bad Debt	.00	83.33	83.33	.00	833.30	833.30	1,000.00
06095 Postage	150.00	291.67	141.67	1,465.00	2,916.70	1,451.70	3,500.00
Administrative Expenses	10,416.61	13,013.33	2,596.72	119,912.98	130,133.30	10,220.32	156,160.00
Operational Expenses							
06160 Landscape Maintenance	39,329.12	40,529.17	1,200.05	393,286.48	405,291.70	12,005.22	486,350.00
06162 Hood Road Maintenance	.00	125.00	125.00	1,305.59	1,250.00	(55.59)	1,500.00
06163 Military Median Maint.	1,022.20	1,544.50	522.30	13,119.80	15,445.00	2,325.20	18,534.00
06165 Tree Maintenance	.00	13,083.33	13,083.33	111,818.89	130,833.30	19,014.41	157,000.00
06170 Landscape Replacements	685.48	12,500.00	11,814.52	111,436.94	125,000.00	13,563.06	150,000.00
06177 Pest Control	155.00	157.92	2.92	1,145.00	1,579.20	434.20	1,895.00
06180 Lake Maintenance	1,214.45	1,738.33	523.88	19,966.56	17,383.30	(2,583.26)	20,860.00
06190 Irrigation	8,068.33	8,068.33	.00	80,683.30	80,683.30	.00	96,820.00
06191 Tennis Court Maintenance	.00	642.83	642.83	2,744.89	6,428.30	3,683.41	7,714.00
06194 Irrigation Repairs & Parts	1,898.06	6,966.67	5,068.61	27,092.30	69,666.70	42,574.40	83,600.00
06200 Misc Repair/Maintenance	.00	166.67	166.67	1,748.39	1,666.70	(81.69)	2,000.00
06201 Holiday Lighting	.00	513.75	513.75	6,067.00	5,137.50	(929.50)	6,165.00
06203 Sidewalk Repairs	18,670.95	4,025.83	(14,645.12)	76,894.95	40,258.30	(36,636.65)	48,310.00
06205 Janitorial	927.00	1,250.00	323.00	9,736.52	12,500.00	2,763.48	15,000.00
06207 Clubhouse R & M	36.47	1,305.58	1,269.11	6,584.98	13,055.80	6,470.82	15,667.00
06210 Golf Cart Rental	133.75	162.50	28.75	1,417.75	1,625.00	207.25	1,950.00
06220 Pressure Cleaning	.00	1,833.33	1,833.33	3,000.00	18,333.30	15,333.30	22,000.00
06225 Pool Maintenance	1,088.00	1,088.00	.00	10,880.00	10,880.00	.00	13,056.00
06230 Pool Repairs	3,150.00	333.33	(2,816.67)	4,377.13	3,333.30	(1,043.83)	4,000.00

Run Date: 11/16/22

Run Time: 04:04 PM

The Isles Homeowners Association, Inc.(#444)
Income/Expense Statement
Period: 10/01/22 to 10/31/22

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
06240	Security	103.47	150.00	46.53	1,485.66	1,500.00	14.34	1,800.00
06255	Camera Maintenance	374.50	375.00	.50	3,745.00	3,750.00	5.00	4,500.00
06260	Property Loss/Storm Cleanup	8,248.53	.00	(8,248.53)	8,248.53	.00	(8,248.53)	.00
Operational Expenses		85,105.31	96,560.07	11,454.76	896,785.66	965,600.70	68,815.04	1,158,721.00
Utilities								
06290	Electricity	5,478.80	6,000.00	521.20	59,250.50	60,000.00	749.50	72,000.00
06295	Water/Sewer	6,135.34	5,750.00	(385.34)	57,466.64	57,500.00	33.36	69,000.00
06305	Cable TV	31,128.61	31,010.00	(118.61)	308,957.23	310,100.00	1,142.77	372,120.00
06310	Telephone	134.17	133.33	(.84)	1,340.81	1,333.30	(7.51)	1,600.00
06325	Security Monitoring	4,055.30	4,058.33	3.03	40,553.00	40,583.30	30.30	48,700.00
Utilities		46,932.22	46,951.66	19.44	467,568.18	469,516.60	1,948.42	563,420.00
Reserve Funding								
06480	Reserves: Pooled Method	24,048.00	24,048.00	.00	96,192.00	96,192.00	.00	96,192.00
06490	Reserves: Interest	35.24	.00	(35.24)	728.28	.00	(728.28)	.00
Reserve Funding		24,083.24	24,048.00	(35.24)	96,920.28	96,192.00	(728.28)	96,192.00
TOTAL EXPENSES		166,537.38	180,573.06	14,035.68	1,581,187.10	1,661,442.60	80,255.50	1,974,493.00
CURRENT YEAR NET INCOME/(LOSS)		(81.31)	(16,031.98)	15,950.67	70,550.69	(16,031.80)	86,582.49	.00