

The Isles Homeowners Association, Inc.(#444)

Balance Sheet

As of 04/30/20

Account #	Description	Fund Balances			Totals
		Operating	Reserves	Other	
ASSETS					
1106	Valley National - Operating	292,332.03			292,332.03
1108	Bank Florida-Operating	202,502.16			202,502.16
1120	MorganStanley-Reserve		923,775.94		923,775.94
1121	Bank United MM Reserve		158,345.18		158,345.18
1130	Petty Cash	200.00			200.00
1146	Due From IRS to Reserve		539.00		539.00
1150	Accounts Receivable	25,343.00			25,343.00
1160	Prepaid Insurance	14,747.54			14,747.54
1167	Prepaid Debit Cards	3,936.35			3,936.35
	TOTAL ASSETS	539,061.08	1,082,660.12	.00	1,621,721.20
LIABILITIES & EQUITY					
LIABILITIES:					
3050	Accounts Payable	6,833.52			6,833.52
3065	Damage Deposits	1,200.00			1,200.00
3070	Prepaid Owner Assessments	13,206.00			13,206.00
3075	Deferred Maintenance Income	351,639.34			351,639.34
3098	Deferred Income - Comcast	64,068.98			64,068.98
	Subtotal Liabilities	436,947.84	.00	.00	436,947.84
RESERVES:					
3430	Reserves - Pooled Method		627,563.37		627,563.37
3435	Reserves - Capri Painting		211,541.55		211,541.55
3455	Reserves - Mulch		1,313.98		1,313.98
3461	Reserves:Painting Oakmont		87,000.00		87,000.00
3471	Reserves:Painting Carlyle		30,250.00		30,250.00
3477	Reserves - Contingency		100,000.00		100,000.00
3480	Reserves - Interest		24,991.22		24,991.22
	Subtotal Reserves	.00	1,082,660.12	.00	1,082,660.12
EQUITY:					
3500	Retained Earnings	168,442.91			168,442.91
	Current Year Net Income/(Loss)	(66,329.67)	.00	.00	(66,329.67)
	Subtotal Equity	102,113.24	.00	.00	102,113.24
	TOTAL LIABILITIES & EQUITY	539,061.08	1,082,660.12	.00	1,621,721.20

The Isles Homeowners Association, Inc.(#444)

Income/Expense Statement

Period: 04/01/20 to 04/30/20

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:							
05010 Members Assessments	175,819.66	175,819.67	(.01)	703,278.66	703,278.68	(.02)	2,109,836.00
05030 Interest Income	102.01	100.00	2.01	870.32	400.00	470.32	1,200.00
05032 Interest Income - Reserves	1,508.50	.00	1,508.50	6,045.42	.00	6,045.42	.00
05040 Legal Fee Re-imbusement	.00	.00	.00	300.00	.00	300.00	.00
05050 Late Fees	781.00	.00	781.00	1,662.00	.00	1,662.00	.00
05055 Keys and Fobs	.00	.00	.00	200.00	.00	200.00	.00
05070 Application Fees	.00	.00	.00	750.00	.00	750.00	.00
05078 Comcast Incentive Debit Cards	.00	.00	.00	300.00	.00	300.00	.00
05080 Misc Income	.00	208.33	(208.33)	120.00	833.32	(713.32)	2,500.00
05083 Median Reimbursement Income	.00	755.00	(755.00)	2,463.88	3,020.00	(556.12)	9,060.00
05085 Prior Year Surplus	3,333.33	3,333.33	.00	13,333.32	13,333.32	.00	40,000.00
05098 Comcast Income	902.38	708.33	194.05	3,609.52	2,833.32	776.20	8,500.00
Subtotal Income	182,446.88	180,924.66	1,522.22	732,933.12	723,698.64	9,234.48	2,171,096.00
EXPENSES							
Administrative Expenses							
06020 Property Management	7,580.00	7,580.00	.00	30,320.00	30,320.00	.00	90,960.00
06030 Legal Fees	.00	1,250.00	1,250.00	3,426.25	5,000.00	1,573.75	15,000.00
06050 Office & Meeting Expense	375.60	325.00	(50.60)	2,289.80	1,300.00	(989.80)	3,900.00
06055 Revew/Audit/Tax Prep	.00	541.67	541.67	5,700.00	2,166.68	(3,533.32)	6,500.00
06070 Licensing Fees & Taxes	.00	150.00	150.00	.00	600.00	600.00	1,800.00
06080 Insurance	1,940.63	2,233.33	292.70	7,690.52	8,933.32	1,242.80	26,800.00
06090 Bad Debt	.00	366.67	366.67	(2,990.00)	1,466.68	4,456.68	4,400.00
06095 Postage	250.00	250.00	.00	990.00	1,000.00	10.00	3,000.00
Administrative Expenses	10,146.23	12,696.67	2,550.44	47,426.57	50,786.68	3,360.11	152,360.00
Operational Expenses							
06160 Landscape Maintenance	37,071.47	37,907.50	836.03	156,451.68	151,630.00	(4,821.68)	454,890.00
06162 Hood Road Maintenance	.00	183.33	183.33	2,040.78	733.32	(1,307.46)	2,200.00
06163 Military Median Maint.	943.99	1,510.00	566.01	3,949.35	6,040.00	2,090.65	18,120.00
06165 Tree Maintenance	776.33	13,083.33	12,307.00	47,473.66	52,333.32	4,859.66	157,000.00
06170 Landscape Replacements	850.00	12,500.00	11,650.00	35,415.20	50,000.00	14,584.80	150,000.00
06177 Pest Control	298.00	175.00	(123.00)	447.00	700.00	253.00	2,100.00
06180 Lake Maintenance	1,167.00	1,666.67	499.67	4,668.00	6,666.68	1,998.68	20,000.00
06190 Irrigation	7,833.33	3,500.00	(4,333.33)	18,322.95	14,000.00	(4,322.95)	42,000.00
06191 Tennis Court Maintenance	30.48	125.00	94.52	124.17	500.00	375.83	1,500.00
06194 Irrigation Repairs & Parts	9,034.81	11,666.67	2,631.86	67,781.67	46,666.68	(21,114.99)	140,000.00
06200 Misc Repair/Maintenance	16.49	2,304.25	2,287.76	22,516.49	9,217.00	(13,299.49)	27,651.00
06205 Janitorial	720.00	1,250.00	530.00	3,815.16	5,000.00	1,184.84	15,000.00
06207 Clubhouse R & M	660.00	1,000.00	340.00	3,315.80	4,000.00	684.20	12,000.00
06210 Golf Cart Rental	133.75	141.67	7.92	535.00	566.68	31.68	1,700.00
06220 Pressure Cleaning	2,500.00	1,916.67	(583.33)	2,500.00	7,666.68	5,166.68	23,000.00
06225 Pool Maintenance	888.00	891.67	3.67	3,552.00	3,566.68	14.68	10,700.00
06230 Pool Repairs	.00	333.33	333.33	75.00	1,333.32	1,258.32	4,000.00
06240 Security	128.40	291.67	163.27	599.78	1,166.68	566.90	3,500.00
06255 Camera Maintenance	.00	375.00	375.00	2,236.50	1,500.00	(736.50)	4,500.00
Operational Expenses	63,052.05	90,821.76	27,769.71	375,820.19	363,287.04	(12,533.15)	1,089,861.00

The Isles Homeowners Association, Inc.(#444)
Income/Expense Statement
Period: 04/01/20 to 04/30/20

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
Utilities								
06290	Electricity	5,258.48	6,000.00	741.52	21,694.15	24,000.00	2,305.85	72,000.00
06295	Water/Sewer	4,779.37	6,000.00	1,220.63	24,912.26	24,000.00	(912.26)	72,000.00
06305	Cable TV	28,890.82	28,797.92	(92.90)	112,512.67	115,191.68	2,679.01	345,575.00
06310	Telephone	144.58	208.33	63.75	580.33	833.32	252.99	2,500.00
06325	Security Monitoring	4,055.30	4,058.33	3.03	16,221.20	16,233.32	12.12	48,700.00
	Utilities	43,128.55	45,064.58	1,936.03	175,920.61	180,258.32	4,337.71	540,775.00
Reserve Funding								
06430	Reserves: Capri Painting	4,238.75	4,238.75	.00	8,477.50	8,477.50	.00	16,955.00
06460	Reserves:Painting Oakmont	43,500.00	43,500.00	.00	87,000.00	87,000.00	.00	174,000.00
06470	Reserves:Painting Carlyle	15,125.00	15,125.00	.00	30,250.00	30,250.00	.00	60,500.00
06480	Reserves: Pooled Method	34,161.25	34,161.25	.00	68,322.50	68,322.50	.00	136,645.00
06490	Reserves: Interest	1,508.50	.00	(1,508.50)	6,045.42	.00	(6,045.42)	.00
	Reserve Funding	98,533.50	97,025.00	(1,508.50)	200,095.42	194,050.00	(6,045.42)	388,100.00
	TOTAL EXPENSES	214,860.33	245,608.01	30,747.68	799,262.79	788,382.04	(10,880.75)	2,171,096.00
	CURRENT YEAR NET INCOME/(LOSS)	(32,413.45)	(64,683.35)	32,269.90	(66,329.67)	(64,683.40)	(1,646.27)	.00