

The Isles Homeowners Association, Inc.(#444)

Balance Sheet

As of 01/31/23

Account #	Description	Fund Balances			Totals
		Operating	Reserves	Other	
ASSETS					
1107	VALLEY OPERATING X0532	651,935.26			651,935.26
1108	Bank Florida-Operating	201,916.80			201,916.80
1120	MorganStanley-Reserve		303,617.03		303,617.03
1123	ANCHOR BANK MMK RESV		207,252.71		207,252.71
1130	Petty Cash	200.00			200.00
1146	Due From IRS to Reserve		539.00		539.00
1150	Accounts Receivable	7,327.00			7,327.00
1154	Accounts Receivable Paloma	12,430.13			12,430.13
1155	Other Receivables (Fraud)	9,706.10			9,706.10
1160	Prepaid Insurance	32,484.40			32,484.40
1165	Prepaid Expenses	4,804.30			4,804.30
1167	Prepaid Debit Cards	2,623.78			2,623.78
	TOTAL ASSETS	923,427.77	511,408.74	.00	1,434,836.51
LIABILITIES & EQUITY					
LIABILITIES:					
3050	Accounts Payable	76.20			76.20
3054	Accts Payable-Reserve		2,007.99		2,007.99
3055	Accrued Expenses	7,233.30			7,233.30
3065	Damage Deposits	1,700.00			1,700.00
3070	Prepaid Owner Assessments	28,619.00			28,619.00
3075	Deferred Maintenance Income	376,632.67			376,632.67
3098	Deferred Income - Comcast	36,813.09			36,813.09
	Subtotal Liabilities	451,074.26	2,007.99	.00	453,082.25
RESERVES:					
3430	Reserves - Pooled Method		415,601.07		415,601.07
3477	Reserves - Contingency		92,124.08		92,124.08
3480	Reserves - Interest		1,675.60		1,675.60
	Subtotal Reserves	.00	509,400.75	.00	509,400.75
EQUITY:					
3495	Capital Contribution	20,979.00			20,979.00
3500	Retained Earnings	396,233.42			396,233.42
	Current Year Net Income/(Loss)	55,141.09	.00	.00	55,141.09
	Subtotal Equity	472,353.51	.00	.00	472,353.51
	TOTAL LIABILITIES & EQUITY	923,427.77	511,408.74	.00	1,434,836.51

Run Date: 02/23/23
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The Isles Homeowners Association, Inc.(#444)
 Income/Expense Statement
 Period: 01/01/23 to 01/31/23

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	188,316.33	188,316.33	.00	2,259,796.00
05030 Interest Income	609.11	83.33	525.78	609.11	83.33	525.78	1,000.00
05032 Interest Income - Reserves	10.03	.00	10.03	10.03	.00	10.03	.00
05055 Keys and Fobs	75.00	.00	75.00	75.00	.00	75.00	.00
05065 Club House Rentals	225.00	.00	225.00	225.00	.00	225.00	.00
05070 Application Fees	450.00	.00	450.00	450.00	.00	450.00	.00
05080 Misc Income	25.00	208.33	(183.33)	25.00	208.33	(183.33)	2,500.00
05083 Median Reimbursement Income	.00	1,502.92	(1,502.92)	.00	1,502.92	(1,502.92)	18,035.00
05098 Comcast Income	708.33	708.33	.00	708.33	708.33	.00	8,500.00
Subtotal Income	190,418.80	190,819.24	(400.44)	190,418.80	190,819.24	(400.44)	2,289,831.00
EXPENSES							
Administrative Expenses							
06020 Property Management	7,958.00	7,958.33	.33	7,958.00	7,958.33	.33	95,500.00
06030 Legal Fees	.00	1,250.00	1,250.00	.00	1,250.00	1,250.00	15,000.00
06050 Office & Meeting Expense	76.20	404.17	327.97	76.20	404.17	327.97	4,850.00
06055 Revew/Audit/Tax Prep	.00	583.33	583.33	.00	583.33	583.33	7,000.00
06070 Licensing Fees & Taxes	500.00	166.67	(333.33)	500.00	166.67	(333.33)	2,000.00
06080 Insurance	3,549.74	3,237.50	(312.24)	3,549.74	3,237.50	(312.24)	38,850.00
06090 Bad Debt	.00	83.33	83.33	.00	83.33	83.33	1,000.00
06095 Postage	.00	250.00	250.00	.00	250.00	250.00	3,000.00
Administrative Expenses	12,083.94	13,933.33	1,849.39	12,083.94	13,933.33	1,849.39	167,200.00
Operational Expenses							
06160 Landscape Maintenance	56,943.33	56,943.33	.00	56,943.33	56,943.33	.00	683,320.00
06162 Hood Road Maintenance	1,305.59	125.00	(1,180.59)	1,305.59	125.00	(1,180.59)	1,500.00
06163 Military Median Maint.	2,147.45	3,005.83	858.38	2,147.45	3,005.83	858.38	36,070.00
06165 Tree Maintenance	325.00	18,600.00	18,275.00	325.00	18,600.00	18,275.00	223,200.00
06170 Landscape Replacements	(685.48)	12,531.33	13,216.81	(685.48)	12,531.33	13,216.81	150,376.00
06177 Pest Control	.00	183.33	183.33	.00	183.33	183.33	2,200.00
06180 Lake Maintenance	.00	1,875.00	1,875.00	.00	1,875.00	1,875.00	22,500.00
06191 Tennis Court Maintenance	.00	750.00	750.00	.00	750.00	750.00	9,000.00
06194 Irrigation Repairs & Parts	(1,898.06)	5,416.67	7,314.73	(1,898.06)	5,416.67	7,314.73	65,000.00
06200 Misc Repair/Maintenance	.00	250.00	250.00	.00	250.00	250.00	3,000.00
06201 Holiday Lighting	.00	508.33	508.33	.00	508.33	508.33	6,100.00
06203 Sidewalk Repairs	(18,535.95)	6,250.00	24,785.95	(18,535.95)	6,250.00	24,785.95	75,000.00
06205 Janitorial	927.00	1,250.00	323.00	927.00	1,250.00	323.00	15,000.00
06207 Clubhouse R & M	1,047.03	2,454.17	1,407.14	1,047.03	2,454.17	1,407.14	29,450.00
06210 Golf Cart Rental	214.00	216.67	2.67	214.00	216.67	2.67	2,600.00
06220 Pressure Cleaning	.00	2,125.00	2,125.00	.00	2,125.00	2,125.00	25,500.00
06225 Pool Maintenance	1,088.00	1,088.33	.33	1,088.00	1,088.33	.33	13,060.00
06230 Pool Repairs	2,684.00	416.67	(2,267.33)	2,684.00	416.67	(2,267.33)	5,000.00
06240 Security	19.01	158.33	139.32	19.01	158.33	139.32	1,900.00
06255 Camera Maintenance	374.50	377.08	2.58	374.50	377.08	2.58	4,525.00
06260 Property Loss/Storm Cleanup	(8,248.53)	.00	8,248.53	(8,248.53)	.00	8,248.53	.00
Operational Expenses	37,706.89	114,525.07	76,818.18	37,706.89	114,525.07	76,818.18	1,374,301.00
Utilities							

Run Date: 02/23/23
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The Isles Homeowners Association, Inc.(#444)
 Income/Expense Statement
 Period: 01/01/23 to 01/31/23

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
06290	Electricity	5,841.09	6,791.67	950.58	5,841.09	6,791.67	950.58	81,500.00
06295	Water/Sewer	4,468.48	5,916.67	1,448.19	4,468.48	5,916.67	1,448.19	71,000.00
06305	Cable TV	31,327.86	32,244.17	916.31	31,327.86	32,244.17	916.31	386,930.00
06310	Telephone	139.12	135.00	(4.12)	139.12	135.00	(4.12)	1,620.00
06325	Security Monitoring	4,055.30	4,058.33	3.03	4,055.30	4,058.33	3.03	48,700.00
	Utilities	45,831.85	49,145.84	3,313.99	45,831.85	49,145.84	3,313.99	589,750.00
Reserve Funding								
06480	Reserves: Pooled Method	39,645.00	39,645.00	.00	39,645.00	39,645.00	.00	158,580.00
06490	Reserves: Interest	10.03	.00	(10.03)	10.03	.00	(10.03)	.00
	Reserve Funding	39,655.03	39,645.00	(10.03)	39,655.03	39,645.00	(10.03)	158,580.00
TOTAL EXPENSES		135,277.71	217,249.24	81,971.53	135,277.71	217,249.24	81,971.53	2,289,831.00
CURRENT YEAR NET INCOME/(LOSS)		55,141.09	(26,430.00)	81,571.09	55,141.09	(26,430.00)	81,571.09	.00
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