

The Isles Homeowners Association, Inc.(#444)

Balance Sheet

As of 01/31/22

Account #	Description	Fund Balance:			Totals
		Operating	Reserves	Other	
ASSETS					
1106	Valley National - Operating	609,590.70			609,590.70
1108	Bank Florida-Operating	203,500.36			203,500.36
1120	MorganStanley-Reserve		302,678.02		302,678.02
1121	Bank United MM Reserve		121,244.62		121,244.62
1122	Anchor Bank CD 8/18/2022		236,194.45		236,194.45
1130	Petty Cash	200.00			200.00
1146	Due From IRS to Reserve		539.00		539.00
1150	Accounts Receivable	15,511.00			15,511.00
1154	Accounts Receivable Paloma	2,284.25			2,284.25
1160	Prepaid Insurance	18,897.02			18,897.02
1167	Prepaid Debit Cards	2,758.68			2,758.68
	TOTAL ASSETS	852,742.01	660,656.09	.00	1,513,398.10
LIABILITIES & EQUITY					
LIABILITIES:					
3050	Accounts Payable	42,389.78			42,389.78
3054	Accts Payable-Reserve		4,229.07		4,229.07
3055	Accrued Expenses	5,176.62			5,176.62
3065	Damage Deposits	1,700.00			1,700.00
3070	Prepaid Owner Assessments	18,410.37			18,410.37
3075	Deferred Maintenance Income	315,767.33			315,767.33
3098	Deferred Income - Comcast	45,313.05			45,313.05
	Subtotal Liabilities	428,757.15	4,229.07	.00	432,986.22
RESERVES:					
3430	Reserves - Pooled Method		557,346.01		557,346.01
3435	Reserves - Capri Painting		4,724.66		4,724.66
3461	Reserves:Painting Oakmont		1,910.54		1,910.54
3471	Reserves:Painting Carlyle		718.31		718.31
3477	Reserves - Contingency		91,975.57		91,975.57
3480	Reserves - Interest		1,088.29		1,088.29
	Subtotal Reserves	.00	657,763.38	.00	657,763.38
EQUITY:					
3495	Capital Contribution	10,785.00			10,785.00
3500	Retained Earnings	389,378.61			389,378.61
	Current Year Net Income/(Loss)	22,484.89	.00	.00	22,484.89
	Subtotal Equity	422,648.50	.00	.00	422,648.50
	TOTAL LIABILITIES & EQUITY	851,405.65	661,992.45	.00	1,513,398.10

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

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	157,933.67	157,933.67	.00	1,895,204.00
05030 Interest Income	135.07	83.33	51.74	135.07	83.33	51.74	1,000.00
05032 Interest Income - Reserves	24.12	.00	24.12	24.12	.00	24.12	.00
05045 Refund Of Painting Rsv Overag	668.19	668.50	(.31)	668.19	668.50	(.31)	8,022.00
05055 Keys and Fobs	(75.00)	.00	(75.00)	(75.00)	.00	(75.00)	.00
05060 Sales/Lease Revenue	125.00	.00	125.00	125.00	.00	125.00	.00
05080 Misc Income	125.02	208.33	(83.31)	125.02	208.33	(83.31)	2,500.00
05083 Median Reimbursement Income	.00	772.25	(772.25)	.00	772.25	(772.25)	9,267.00
05085 Prior Year Surplus	4,166.67	4,166.67	.00	4,166.67	4,166.67	.00	50,000.00
05098 Comcast Income	708.33	708.33	.00	708.33	708.33	.00	8,500.00
Subtotal Income	163,811.07	164,541.08	(730.01)	163,811.07	164,541.08	(730.01)	1,974,493.00
EXPENSES							
Administrative Expenses							
06020 Property Management	7,580.00	7,580.00	.00	7,580.00	7,580.00	.00	90,960.00
06030 Legal Fees	80.00	1,250.00	1,170.00	80.00	1,250.00	1,170.00	15,000.00
06050 Office & Meeting Expense	155.37	404.17	248.80	155.37	404.17	248.80	4,850.00
06055 Revew/Audit/Tax Prep	.00	545.83	545.83	.00	545.83	545.83	6,550.00
06070 Licensing Fees & Taxes	500.00	150.00	(350.00)	500.00	150.00	(350.00)	1,800.00
06080 Insurance	2,712.31	2,708.33	(3.98)	2,712.31	2,708.33	(3.98)	32,500.00
06090 Bad Debt	.00	83.33	83.33	.00	83.33	83.33	1,000.00
06095 Postage	.00	291.67	291.67	.00	291.67	291.67	3,500.00
Administrative Expenses	11,027.68	13,013.33	1,985.65	11,027.68	13,013.33	1,985.65	156,160.00
	.00	.00	.00	.00	.00	.00	.00
Operational Expenses							
06160 Landscape Maintenance	39,326.76	40,529.17	1,202.41	39,326.76	40,529.17	1,202.41	486,350.00
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.	909.21	1,544.50	635.29	909.21	1,544.50	635.29	18,534.00
06165 Tree Maintenance	1,908.76	13,083.33	11,174.57	1,908.76	13,083.33	11,174.57	157,000.00
06170 Landscape Replacements	588.00	12,500.00	11,912.00	588.00	12,500.00	11,912.00	150,000.00
06177 Pest Control	.00	157.92	157.92	.00	157.92	157.92	1,895.00
06180 Lake Maintenance	1,167.00	1,738.33	571.33	1,167.00	1,738.33	571.33	20,860.00
06190 Irrigation	8,068.33	8,068.33	.00	8,068.33	8,068.33	.00	96,820.00
06191 Tennis Court Maintenance	.00	642.83	642.83	.00	642.83	642.83	7,714.00
06194 Irrigation Repairs & Parts	3,807.48	6,966.67	3,159.19	3,807.48	6,966.67	3,159.19	83,600.00
06200 Misc Repair/Maintenance	.00	166.67	166.67	.00	166.67	166.67	2,000.00
06201 Holiday Lighting	.00	513.75	513.75	.00	513.75	513.75	6,165.00
06203 Sidewalk Repairs	.00	4,025.83	4,025.83	.00	4,025.83	4,025.83	48,310.00
06205 Janitorial	1,105.44	1,250.00	144.56	1,105.44	1,250.00	144.56	15,000.00
06207 Clubhouse R & M	.00	1,305.58	1,305.58	.00	1,305.58	1,305.58	15,667.00
06210 Golf Cart Rental	133.75	162.50	28.75	133.75	162.50	28.75	1,950.00
06220 Pressure Cleaning	.00	1,833.33	1,833.33	.00	1,833.33	1,833.33	22,000.00
06225 Pool Maintenance	1,088.00	1,088.00	.00	1,088.00	1,088.00	.00	13,056.00
06230 Pool Repairs	.00	333.33	333.33	.00	333.33	333.33	4,000.00
06240 Security	136.21	150.00	13.79	136.21	150.00	13.79	1,800.00
06255 Camera Maintenance	1,123.50	375.00	(748.50)	1,123.50	375.00	(748.50)	4,500.00
Operational Expenses	60,668.03	96,560.07	35,892.04	60,668.03	96,560.07	35,892.04	1,158,721.00

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

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
Utilities								
06290	Electricity	5,974.26	6,000.00	25.74	5,974.26	6,000.00	25.74	72,000.00
06295	Water/Sewer	5,325.94	5,750.00	424.06	5,325.94	5,750.00	424.06	69,000.00
06305	Cable TV	30,061.60	31,010.00	948.40	30,061.60	31,010.00	948.40	372,120.00
06310	Telephone	141.25	133.33	(7.92)	141.25	133.33	(7.92)	1,600.00
06325	Security Monitoring	4,055.30	4,058.33	3.03	4,055.30	4,058.33	3.03	48,700.00
	Utilities	45,558.35	46,951.66	1,393.31	45,558.35	46,951.66	1,393.31	563,420.00
Reserve Funding								
06480	Reserves: Pooled Method	24,048.00	24,048.00	.00	24,048.00	24,048.00	.00	96,192.00
06490	Reserves: Interest	24.12	.00	(24.12)	24.12	.00	(24.12)	.00
	Reserve Funding	24,072.12	24,048.00	(24.12)	24,072.12	24,048.00	(24.12)	96,192.00
	TOTAL EXPENSES	141,326.18	180,573.06	39,246.88	141,326.18	180,573.06	39,246.88	1,974,493.00
	CURRENT YEAR NET INCOME/(LOSS)	22,484.89	(16,031.98)	38,516.87	22,484.89	(16,031.98)	38,516.87	.00