

**THE ISLES HOMEOWNERS ASSOCIATION, INC**

**Approved 2023 Budget**

**379 Unit (150 Capris, 174 Oakmonts and 55 Carlyles)**

Acct No	Description	2022 Approved Budget	2022 Estimated Year End	2023 Approved Budget
<b>REVENUE</b>				
5010	Member Assessments	1,895,204	1,895,204	2,259,796
5015	Gate/Card/Remote Income		100	
5030	Interest Income	1,000	1,679	1,000
5032	Interest Income - Reserves		821	
	Refund of Painting Reserve Overages	8,022	8,022	
5050	Late Fees		1,256	
5055	Keys and Fobs		250	
5060	Sales/Lease Revenue		625	
5065	Club House Rentals		900	
5070	Application Fees		1,125	
5080	Misc. Income	2,500	400	2,500
5083	Median Reimbursement Income	9,267	9,267	18,035
5085	Prior Year Surplus	50,000	50,000	
5098	Comcast Income	8,500	8,500	8,500
	<b>Total Revenue</b>	<b>1,974,493</b>	<b>1,978,149</b>	<b>2,289,831</b>
<b>ADMINISTRATIVE EXPENSES</b>				
6020	Property Management	90,960	90,960	95,500
6030	Legal Fees	15,000	12,000	15,000
6050	Office and Meeting Expenses	4,850	4,200	4,850
6055	Audit/Tax Prep/Reserve Study	6,550	8,280	7,000
6070	Licensing Fees & Taxes	1,800	1,962	2,000
6080	Insurance	32,500	32,699	38,850
6090	Bad Debt	1,000	0	1,000
6095	Printing/Postage	3,500	2,695	3,000
	<b>Administrative Expenses Total</b>	<b>156,160</b>	<b>152,797</b>	<b>167,200</b>
<b>OPERATIONAL EXPENSES</b>				
6160	Landscape Maintenance	486,350	508,350	683,320
6162	Hood Road Maintenance	1,500	1,306	1,500
6163	Military Median Maintenance	18,534	20,934	36,070
6165	Tree Maintenance	157,000	174,995	223,200
6170	Landscape Replacement	150,000	137,995	150,376
6177	Pest Control	1,895	1,670	2,200
6180	Lake Maintenance	20,860	23,366	22,500
6190	Irrigation Maintenance	96,820	80,683	0
6191	Tennis Court Maintenance	7,714	7,745	9,000
6194	Irrigation Repairs and Parts	83,600	47,365	65,000
6200	Misc Repair / Maintenance	2,000	4,026	3,000
6201	Holiday Lighting	6,165	6,068	6,100
6203	Sidewalk Repairs	48,310	75,925	75,000
6205	Janitorial	15,000	12,637	15,000

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6207	Clubhouse R&M	15,667	15,018	29,450
6210	Golf Cart Rental	1,950	1,917	2,600
6220	Pressure Cleaning	22,000	19,000	25,500
6225	Pool Maintenance	13,056	13,056	13,060
6230	Pool Repairs	4,000	5,027	5,000
6240	Security	1,800	1,808	1,900
6255	Camera Maintenance	4,500	4,522	4,525
6260	Property Loss/storm cleanup		8,250	
	<b>Operational Expense Total</b>	<b>1,158,721</b>	<b>1,171,660</b>	<b>1,374,301</b>
	<b>UTILITIES</b>			
6290	Electricity	72,000	71,654	81,500
6295	Water/Sewer	69,000	69,083	71,000
6305	Cable TV	372,120	371,789	386,930
6310	Telephone	1,600	1,617	1,620
6325	Security Monitoring	48,700	48,687	48,700
	<b>Utilities Total</b>	<b>563,420</b>	<b>562,830</b>	<b>589,750</b>
	<b>Total Expense w/o reserves</b>	<b>1,878,301</b>	<b>1,887,287</b>	<b>2,131,251</b>
	<b>RESERVE FUNDING</b>			
6480	Reserves: Pooled	96,192	96,192	158,580
6490	Reserves: Interest		819	
	<b>Reserve Funding Total</b>	<b>96,192</b>	<b>97,011</b>	<b>158,580</b>
	<b>Total Expenses</b>	<b>1,974,493</b>	<b>1,984,298</b>	<b>2,289,831</b>
	<b>Net Income/(Loss)</b>	<b>0</b>	<b>(6,149)</b>	<b>0</b>
	<b>QUARTERLY ASSESSMENTS:</b>	<b>2022</b>		<b>2023</b>
	<b>CAPRI</b>	<b>\$ 1,171.00</b>	<b>*</b>	<b>\$ 1,407.00</b>
	<b>OAKMONT</b>	<b>\$ 1,289.00</b>	<b>*</b>	<b>\$ 1,531.00</b>
	<b>CARLYLE</b>	<b>\$ 1,343.00</b>	<b>*</b>	<b>\$ 1,591.00</b>
	<b>* Reflected painting reserve overage being refunded in 2022.</b>			

**THE ISLES HOMEOWNERS ASSOCIATION, INC**  
**2023 RESERVE SCHEDULE**

ITEM	EST REPLMNT COST	EST LIFE	EST REMAIN LIFE	ESTIMATED FUND BAL. YR. END 2022	2023 FUNDING	2023 EXPENDITURE	ESTIMATED FUND BAL. YR. END 2023
POOLED RESERVES	various			385,378.00	158,500.00	194,913.00	348,965.00
CONTINGENCY				92,124.00	0.00	0.00	92,124.00
INTEREST				820.00			820.00
<b>TOTAL</b>				<b>478,322.00</b>	<b>158,500.00</b>	<b>194,913.00</b>	<b>441,909.00</b>

Reflects current Reserve Study completed in 2022