

The Isles Homeowners Association, Inc.(#444)

Balance Sheet

As of 07/31/22

Account #	Description	Fund Balances			Totals
		Operating	Reserves	Other	
ASSETS					
1106	Valley National - Operating	623,564.49			623,564.49
1108	Bank Florida-Operating	201,564.88			201,564.88
1120	MorganStanley-Reserve		302,693.01		302,693.01
1121	Bank United MM Reserve		119,854.58		119,854.58
1122	Anchor Bank CD 8/18/2022		236,607.00		236,607.00
1130	Petty Cash	200.00			200.00
1146	Due From IRS to Reserve		539.00		539.00
1150	Accounts Receivable	18,156.00			18,156.00
1154	Accounts Receivable Paloma	6,917.75			6,917.75
1160	Prepaid Insurance	11,473.91			11,473.91
1165	Prepaid Expenses	4,804.30			4,804.30
1167	Prepaid Debit Cards	2,758.68			2,758.68
	<b>TOTAL ASSETS</b>	<b>869,440.01</b>	<b>659,693.59</b>	<b>.00</b>	<b>1,529,133.60</b>
LIABILITIES & EQUITY					
LIABILITIES:					
3050	Accounts Payable	10,854.13			10,854.13
3065	Damage Deposits	1,700.00			1,700.00
3070	Prepaid Owner Assessments	15,031.50			15,031.50
3075	Deferred Maintenance Income	316,726.34			316,726.34
3098	Deferred Income - Comcast	41,063.07			41,063.07
	<b>Subtotal Liabilities</b>	<b>385,375.04</b>	<b>.00</b>	<b>.00</b>	<b>385,375.04</b>
RESERVES:					
3430	Reserves - Pooled Method		563,035.66		563,035.66
3435	Reserves - Capri Painting		2,147.66		2,147.66
3461	Reserves:Painting Oakmont		870.02		870.02
3471	Reserves:Painting Carlyle		326.69		326.69
3477	Reserves - Contingency		92,124.08		92,124.08
3480	Reserves - Interest		518.80		518.80
	<b>Subtotal Reserves</b>	<b>.00</b>	<b>659,022.91</b>	<b>.00</b>	<b>659,022.91</b>
EQUITY:					
3495	Capital Contribution	16,486.00			16,486.00
3500	Retained Earnings	362,478.38			362,478.38
	Current Year Net Income/(Loss)	105,771.27	.00	.00	105,771.27
	<b>Subtotal Equity</b>	<b>484,735.65</b>	<b>.00</b>	<b>.00</b>	<b>484,735.65</b>
	<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>870,110.69</b>	<b>659,022.91</b>	<b>.00</b>	<b>1,529,133.60</b>

Run Date: 08/16/22  
Run Time: 02:04 PM

The Isles Homeowners Association, Inc.(#444)  
Income/Expense Statement  
Period: 07/01/22 to 07/31/22

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
<b>INCOME:</b>							
05010 Members Assessments	157,933.66	157,933.67	(.01)	1,105,535.66	1,105,535.69	(.03)	1,895,204.00
05015 Gate/Card/Remote Income	50.00	.00	50.00	100.00	.00	100.00	.00
05030 Interest Income	156.49	83.33	73.16	982.76	583.31	399.45	1,000.00
05032 Interest Income - Reserves	221.83	.00	221.83	521.29	.00	521.29	.00
05045 Refund Of Painting Rsv Overag	668.19	668.50	(.31)	4,677.33	4,679.50	(2.17)	8,022.00
05050 Late Fees	.00	.00	.00	756.10	.00	756.10	.00
05055 Keys and Fobs	.00	.00	.00	125.00	.00	125.00	.00
05060 Sales/Lease Revenue	.00	.00	.00	375.00	.00	375.00	.00
05065 Club House Rentals	.00	.00	.00	450.00	.00	450.00	.00
05070 Application Fees	.00	.00	.00	875.00	.00	875.00	.00
05080 Misc Income	.00	208.33	(208.33)	300.00	1,458.31	(1,158.31)	2,500.00
05083 Median Reimbursement Income	4,633.50	772.25	3,861.25	6,950.25	5,405.75	1,544.50	9,267.00
05085 Prior Year Surplus	4,166.67	4,166.67	.00	29,166.69	29,166.69	.00	50,000.00
05098 Comcast Income	708.33	708.33	.00	4,958.31	4,958.31	.00	8,500.00
<b>Subtotal Income</b>	<b>168,538.67</b>	<b>164,541.08</b>	<b>3,997.59</b>	<b>1,155,773.39</b>	<b>1,151,787.56</b>	<b>3,985.83</b>	<b>1,974,493.00</b>
<b>EXPENSES</b>							
<b>Administrative Expenses</b>							
06020 Property Management	7,580.00	7,580.00	.00	53,060.00	53,060.00	.00	90,960.00
06030 Legal Fees	1,477.50	1,250.00	(227.50)	4,368.03	8,750.00	4,381.97	15,000.00
06050 Office & Meeting Expense	263.12	404.17	141.05	1,762.14	2,829.19	1,067.05	4,850.00
06055 Review/Audit/Tax Prep	.00	545.83	545.83	5,700.00	3,820.81	(1,879.19)	6,550.00
06070 Licensing Fees & Taxes	.00	150.00	150.00	861.25	1,050.00	188.75	1,800.00
06080 Insurance	3,926.54	2,708.33	(1,218.21)	20,075.15	18,958.31	(1,116.84)	32,500.00
06090 Bad Debt	.00	83.33	83.33	.00	583.31	583.31	1,000.00
06095 Postage	.00	291.67	291.67	1,095.00	2,041.69	946.69	3,500.00
<b>Administrative Expenses</b>	<b>13,247.16</b>	<b>13,013.33</b>	<b>(233.83)</b>	<b>86,921.57</b>	<b>91,093.31</b>	<b>4,171.74</b>	<b>156,160.00</b>
<b>Operational Expenses</b>							
06160 Landscape Maintenance	39,329.12	40,529.17	1,200.05	275,299.12	283,704.19	8,405.07	486,350.00
06162 Hood Road Maintenance	.00	125.00	125.00	1,305.59	875.00	(430.59)	1,500.00
06163 Military Median Maint.	4,571.54	1,544.50	(3,027.04)	11,026.49	10,811.50	(214.99)	18,534.00
06165 Tree Maintenance	2,303.56	13,083.33	10,779.77	59,294.73	91,583.31	32,288.58	157,000.00
06170 Landscape Replacements	.00	12,500.00	12,500.00	86,494.97	87,500.00	1,005.03	150,000.00
06177 Pest Control	.00	157.92	157.92	835.00	1,105.44	270.44	1,895.00
06180 Lake Maintenance	10,073.86	1,738.33	(8,335.53)	17,265.66	12,168.31	(5,097.35)	20,860.00
06190 Irrigation	8,068.33	8,068.33	.00	56,478.31	56,478.31	.00	96,820.00
06191 Tennis Court Maintenance	.00	642.83	642.83	2,744.89	4,499.81	1,754.92	7,714.00
06194 Irrigation Repairs & Parts	.00	6,966.67	6,966.67	22,365.17	48,766.69	26,401.52	83,600.00
06200 Misc Repair/Maintenance	.00	166.67	166.67	26.25	1,166.69	1,140.44	2,000.00
06201 Holiday Lighting	.00	513.75	513.75	2,783.50	3,596.25	812.75	6,165.00
06203 Sidewalk Repairs	.00	4,025.83	4,025.83	.00	28,180.81	28,180.81	48,310.00
06205 Janitorial	927.00	1,250.00	323.00	6,836.52	8,750.00	1,913.48	15,000.00
06207 Clubhouse R & M	3,867.96	1,305.58	(2,562.38)	5,818.31	9,139.06	3,320.75	15,667.00
06210 Golf Cart Rental	153.75	162.50	8.75	1,016.50	1,137.50	121.00	1,950.00
06220 Pressure Cleaning	3,000.00	1,833.33	(1,166.67)	3,000.00	12,833.31	9,833.31	22,000.00
06225 Pool Maintenance	1,088.00	1,088.00	.00	7,616.00	7,616.00	.00	13,056.00
06230 Pool Repairs	.00	333.33	333.33	1,227.13	2,333.31	1,106.18	4,000.00
06240 Security	449.40	150.00	(299.40)	1,007.58	1,050.00	42.42	1,800.00

Run Date: 08/16/22  
 Run Time: 02:04 PM

**The Isles Homeowners Association, Inc.(#444)**  
 Income/Expense Statement  
 Period: 07/01/22 to 07/31/22

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
06255	Camera Maintenance	1,123.50	375.00	(748.50)	2,621.50	2,625.00	3.50	4,500.00
	Operational Expenses	74,956.02	96,560.07	21,604.05	565,063.22	675,920.49	110,857.27	1,158,721.00
<b>Utilities</b>								
06290	Electricity	5,825.37	6,000.00	174.63	41,812.61	42,000.00	187.39	72,000.00
06295	Water/Sewer	5,508.12	5,750.00	241.88	38,928.68	40,250.00	1,321.32	69,000.00
06305	Cable TV	31,269.86	31,010.00	(259.86)	215,288.90	217,070.00	1,781.10	372,120.00
06310	Telephone	134.66	133.33	(1.33)	937.24	933.31	(3.93)	1,600.00
06325	Security Monitoring	4,055.30	4,058.33	3.03	28,387.10	28,408.31	21.21	48,700.00
	Utilities	46,793.31	46,951.66	158.35	325,354.53	328,661.62	3,307.09	563,420.00
<b>Reserve Funding</b>								
06480	Reserves: Pooled Method	.00	24,048.00	24,048.00	72,144.00	72,144.00	.00	96,192.00
06490	Reserves: Interest	221.83	.00	(221.83)	518.80	.00	(518.80)	.00
	Reserve Funding	221.83	24,048.00	23,826.17	72,662.80	72,144.00	(518.80)	96,192.00
<b>TOTAL EXPENSES</b>		135,218.32	180,573.06	45,354.74	1,050,002.12	1,167,819.42	117,817.30	1,974,493.00
<b>CURRENT YEAR NET INCOME/(LOSS)</b>		33,320.35	(16,031.98)	49,352.33	105,771.27	(16,031.86)	121,803.13	.00