

The Isles Homeowners Association, Inc. (#444)

Balance Sheet

As of 11/30/23

Account #	Description	Fund Balances			Totals
		Operating	Reserves	Other	
ASSETS					
1107	VALLEY OPERATING X0532	609,716.10			609,716.10
1108	Bank Florida-Operating	203,188.02			203,188.02
1120	MorganStanley-Reserve		311,644.15		311,644.15
1123	ANCHOR BANK MMK RESV		258,030.23		258,030.23
1130	Petty Cash	200.00			200.00
1146	Due From IRS to Reserve		539.00		539.00
1150	Accounts Receivable	4,668.92			4,668.92
1154	Accounts Receivable Paloma	18,284.75			18,284.75
1155	Other Receivables (Fraud)	9,706.10			9,706.10
1160	Prepaid Insurance	828.32			828.32
1167	Prepaid Debit Cards	2,516.94			2,516.94
	<b>TOTAL ASSETS</b>	<b>849,109.15</b>	<b>570,213.38</b>	<b>.00</b>	<b>1,419,322.53</b>
LIABILITIES & EQUITY					
LIABILITIES:					
3050	Accounts Payable	13,123.49			13,123.49
3065	Damage Deposits	1,700.00			1,700.00
3070	Prepaid Owner Assessments	16,302.46			16,302.46
3075	Deferred Maintenance Income	188,316.32			188,316.32
3098	Deferred Income - Comcast	27,401.23			27,401.23
	<b>Subtotal Liabilities</b>	<b>246,843.50</b>	<b>.00</b>	<b>.00</b>	<b>246,843.50</b>
RESERVES:					
3430	Reserves - Pooled Method		469,440.83		469,440.83
3477	Reserves - Contingency		92,451.89		92,451.89
3480	Reserves - Interest		8,320.66		8,320.66
	<b>Subtotal Reserves</b>	<b>.00</b>	<b>570,213.38</b>	<b>.00</b>	<b>570,213.38</b>
EQUITY:					
3495	Capital Contribution	38,070.00			38,070.00
3497	Capital Contributions-Exp	(2,075.21)			(2,075.21)
3500	Retained Earnings	398,561.98			398,561.98
	Current Year Net Income/(Loss)	167,708.88	.00	.00	167,708.88
	<b>Subtotal Equity</b>	<b>602,265.65</b>	<b>.00</b>	<b>.00</b>	<b>602,265.65</b>
	<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>849,109.15</b>	<b>570,213.38</b>	<b>.00</b>	<b>1,419,322.53</b>

Run Date: 12/21/23

Run Time: 01:51 PM

## The Isles Homeowners Association, Inc.(#444)

## Income/Expense Statement

Period: 11/01/23 to 11/30/23

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
<b>INCOME:</b>							
05010 Members Assessments	188,316.34	188,316.33	.01	2,071,479.68	2,071,479.63	.05	2,259,796.00
05020 Late Fee Interest	45.30	.00	45.30	183.86	.00	183.86	.00
05030 Interest Income	248.79	83.33	165.46	2,959.01	916.63	2,042.38	1,000.00
05032 Interest Income - Reserves	1,409.92	.00	1,409.92	8,320.66	.00	8,320.66	.00
05050 Late Fees	153.10	.00	153.10	606.20	.00	606.20	.00
05055 Keys and Fobs	.00	.00	.00	650.00	.00	650.00	.00
05065 Club House Rentals	.00	.00	.00	2,375.00	.00	2,375.00	.00
05070 Application Fees	300.00	.00	300.00	3,750.00	.00	3,750.00	.00
05080 Misc Income	.00	208.33	(208.33)	475.00	2,291.63	(1,816.63)	2,500.00
05083 Median Reimbursement Income	.00	1,502.92	(1,502.92)	13,683.75	16,532.12	(2,848.37)	18,035.00
05098 Comcast Income	708.33	708.33	.00	7,791.63	7,791.63	.00	8,500.00
Subtotal Income	191,181.78	190,819.24	362.54	2,112,274.79	2,099,011.64	13,263.15	2,289,831.00
<b>EXPENSES</b>							
<b>Administrative Expenses</b>							
06020 Property Management	7,958.00	7,958.33	.33	87,538.00	87,541.63	3.63	95,500.00
06030 Legal Fees	.00	1,250.00	1,250.00	4,489.03	13,750.00	9,260.97	15,000.00
06045 Prior Yr Exp/settlement BView	.00	.00	.00	20,180.74	.00	(20,180.74)	.00
06050 Office & Meeting Expense	1,375.92	404.17	(971.75)	6,028.18	4,445.87	(1,582.31)	4,850.00
06055 Revew/Audit/Tax Prep	.00	583.33	583.33	7,900.00	6,416.63	(1,483.37)	7,000.00
06070 Licensing Fees & Taxes	1,120.96	166.67	(954.29)	1,982.21	1,833.37	(148.84)	2,000.00
06080 Insurance	3,361.81	3,237.50	(124.31)	37,193.82	35,612.50	(1,581.32)	38,850.00
06090 Bad Debt	.00	83.33	83.33	.00	916.63	916.63	1,000.00
06095 Postage	720.00	250.00	(470.00)	3,520.00	2,750.00	(770.00)	3,000.00
Administrative Expenses	14,536.69	13,933.33	(603.36)	168,831.98	153,266.63	(15,565.35)	167,200.00
<b>Operational Expenses</b>							
06160 Landscape Maintenance	56,943.33	56,943.33	.00	632,251.63	626,376.63	(5,875.00)	683,320.00
06162 Hood Road Maintenance	.00	125.00	125.00	1,305.59	1,375.00	69.41	1,500.00
06163 Military Median Maint.	2,271.00	3,005.83	734.83	29,704.76	33,064.13	3,359.37	36,070.00
06165 Tree Maintenance	6,896.50	18,600.00	11,703.50	178,570.25	204,600.00	26,029.75	223,200.00
06170 Landscape Replacements	.00	12,531.33	12,531.33	88,844.90	137,844.63	48,999.73	150,376.00
06177 Pest Control	.00	183.33	183.33	1,055.00	2,016.63	961.63	2,200.00
06180 Lake Maintenance	1,308.43	1,875.00	566.57	27,109.58	20,625.00	(6,484.58)	22,500.00
06191 Tennis Court Maintenance	.00	750.00	750.00	4,513.32	8,250.00	3,736.68	9,000.00
06194 Irrigation Repairs & Parts	13,076.58	5,416.67	(7,659.91)	54,712.51	59,583.37	4,870.86	65,000.00
06200 Misc Repair/Maintenance	.00	250.00	250.00	1,161.43	2,750.00	1,588.57	3,000.00
06201 Holiday Lighting	.00	508.33	508.33	6,067.00	5,591.63	(475.37)	6,100.00
06203 Sidewalk Repairs	.00	6,250.00	6,250.00	(14,732.95)	68,750.00	83,482.95	75,000.00
06205 Janitorial	927.00	1,250.00	323.00	11,056.20	13,750.00	2,693.80	15,000.00
06207 Clubhouse R & M	1,980.65	2,454.17	473.52	15,302.36	26,995.87	11,693.51	29,450.00
06210 Golf Cart Rental	214.00	216.67	2.67	2,648.24	2,383.37	(264.87)	2,600.00
06220 Pressure Cleaning	5,119.13	2,125.00	(2,994.13)	9,769.13	23,375.00	13,605.87	25,500.00
06225 Pool Maintenance	1,088.00	1,088.33	.33	11,968.00	11,971.63	3.63	13,060.00
06230 Pool Repairs	135.00	416.67	281.67	4,364.00	4,583.37	219.37	5,000.00
06240 Security	192.60	158.33	(34.27)	1,870.11	1,741.63	(128.48)	1,900.00
06255 Camera Maintenance	.00	377.08	377.08	4,494.00	4,147.88	(346.12)	4,525.00
06260 Property Loss/Storm Cleanup	1,850.00	.00	(1,850.00)	(6,398.53)	.00	6,398.53	.00



Run Date: 12/21/23  
 Run Time: 01:51 PM

**The Isles Homeowners Association, Inc.(#444)**  
 Income/Expense Statement  
 Period: 11/01/23 to 11/30/23

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
Operational Expenses	92,002.22	114,525.07	22,522.85	1,065,636.53	1,259,775.77	194,139.24	1,374,301.00
<b>Utilities</b>							
06290 Electricity	7,325.84	6,791.67	(534.17)	76,430.33	74,708.37	(1,721.96)	81,500.00
06295 Water/Sewer	7,173.26	5,916.67	(1,256.59)	66,092.64	65,083.37	(1,009.27)	71,000.00
06305 Cable TV	32,574.17	32,244.17	(330.00)	354,497.24	354,685.87	188.63	386,930.00
06310 Telephone	141.62	135.00	(6.62)	1,568.23	1,485.00	(83.23)	1,620.00
06325 Security Monitoring	4,055.30	4,058.33	3.03	44,608.30	44,641.63	33.33	48,700.00
Utilities	51,270.19	49,145.84	(2,124.35)	543,196.74	540,604.24	(2,592.50)	589,750.00
<b>Reserve Funding</b>							
06480 Reserves: Pooled Method	.00	.00	.00	158,580.00	158,580.00	.00	158,580.00
06490 Reserves: Interest	1,409.92	.00	(1,409.92)	8,320.66	.00	(8,320.66)	.00
Reserve Funding	1,409.92	.00	(1,409.92)	166,900.66	158,580.00	(8,320.66)	158,580.00
<b>TOTAL EXPENSES</b>	<b>159,219.02</b>	<b>177,604.24</b>	<b>18,385.22</b>	<b>1,944,565.91</b>	<b>2,112,226.64</b>	<b>167,660.73</b>	<b>2,289,831.00</b>
<b>CURRENT YEAR NET INCOME/(LOSS)</b>	<b>31,962.76</b>	<b>13,215.00</b>	<b>18,747.76</b>	<b>167,708.88</b>	<b>(13,215.00)</b>	<b>180,923.88</b>	<b>.00</b>