

The Isles Homeowners Association, Inc.(#444)

Balance Sheet

As of 02/28/21

| Account # | Description | Fund Balances | | | Totals |
|----------------------|---------------------------------------|-------------------|-------------------|------------|---------------------|
| | | Operating | Reserves | Other | |
| ASSETS | | | | | |
| 1106 | Valley National - Operating | 291,944.94 | | | 291,944.94 |
| 1108 | Bank Florida-Operating | 202,979.63 | | | 202,979.63 |
| 1120 | MorganStanley-Reserve | | 477,644.78 | | 477,644.78 |
| 1121 | Bank United MM Reserve | | 35,174.55 | | 35,174.55 |
| 1122 | Anchor Bank CD 8/18/2021 | | 235,306.53 | | 235,306.53 |
| 1130 | Petty Cash | 200.00 | | | 200.00 |
| 1146 | Due From IRS to Reserve | | 539.00 | | 539.00 |
| 1150 | Accounts Receivable | 550.59 | | | 550.59 |
| 1160 | Prepaid Insurance | 20,357.81 | | | 20,357.81 |
| 1167 | Prepaid Debit Cards | 3,089.79 | | | 3,089.79 |
| | TOTAL ASSETS | 519,122.76 | 748,664.86 | .00 | 1,267,787.62 |
| LIABILITIES & EQUITY | | | | | |
| LIABILITIES: | | | | | |
| 3050 | Accounts Payable | 8,570.61 | | | 8,570.61 |
| 3065 | Damage Deposits | 1,700.00 | | | 1,700.00 |
| 3070 | Prepaid Owner Assessments | 6,721.00 | | | 6,721.00 |
| 3075 | Deferred Maintenance Income | 181,425.93 | | | 181,425.93 |
| 3098 | Deferred Income - Comcast | 55,045.18 | | | 55,045.18 |
| | Subtotal Liabilities | 253,462.72 | .00 | .00 | 253,462.72 |
| RESERVES: | | | | | |
| 3430 | Reserves - Pooled Method | | 655,694.78 | | 655,694.78 |
| 3435 | Reserves - Capri Painting | | 7,651.07 | | 7,651.07 |
| 3455 | Reserves - Mulch | | 1,342.69 | | 1,342.69 |
| 3461 | Reserves:Painting Oakmont | | (48,630.75) | | (48,630.75) |
| 3471 | Reserves:Painting Carlyle | | 28,495.00 | | 28,495.00 |
| 3477 | Reserves - Contingency | | 97,184.91 | | 97,184.91 |
| 3480 | Reserves - Interest | | 6,927.16 | | 6,927.16 |
| | Subtotal Reserves | .00 | 748,664.86 | .00 | 748,664.86 |
| EQUITY: | | | | | |
| 3500 | Retained Earnings | 250,407.14 | | | 250,407.14 |
| | Current Year Net Income/(Loss) | 15,252.90 | .00 | .00 | 15,252.90 |
| | Subtotal Equity | 265,660.04 | .00 | .00 | 265,660.04 |
| | TOTAL LIABILITIES & EQUITY | 519,122.76 | 748,664.86 | .00 | 1,267,787.62 |

The Isles Homeowners Association, Inc. (#444)
Income/Expense Statement
Period: 02/01/21 to 02/28/21

| Description | Actual | Current Period Budget | Variance | Actual | Year-To-Date Budget | Variance | Yearly Budget |
|-----------------------------------|-------------------|-----------------------|-------------------|-------------------|---------------------|-------------------|---------------------|
| INCOME: | | | | | | | |
| 05010 Members Assessments | 181,425.92 | 181,703.33 | (277.41) | 363,129.25 | 363,406.66 | (277.41) | 2,180,440.00 |
| 05030 Interest Income | 105.94 | 83.33 | 22.61 | 230.73 | 166.66 | 64.07 | 1,000.00 |
| 05032 Interest Income - Reserves | 11.98 | .00 | 11.98 | 26.27 | .00 | 26.27 | .00 |
| 05050 Late Fees | (61.00) | .00 | (61.00) | 381.00 | .00 | 381.00 | .00 |
| 05055 Keys and Fobs | 50.00 | .00 | 50.00 | 175.00 | .00 | 175.00 | .00 |
| 05070 Application Fees | 375.00 | .00 | 375.00 | 750.00 | .00 | 750.00 | .00 |
| 05080 Misc Income | 160.00 | 208.33 | (48.33) | 160.00 | 416.66 | (256.66) | 2,500.00 |
| 05083 Median Reimbursement Income | .00 | 761.50 | (761.50) | .00 | 1,523.00 | (1,523.00) | 9,138.00 |
| 05085 Prior Year Surplus | 4,166.67 | 4,166.67 | .00 | 8,333.34 | 8,333.34 | .00 | 50,000.00 |
| 05086 Transfer fr Contingency Rsv | .00 | .00 | .00 | 5,000.00 | 5,000.00 | .00 | 20,000.00 |
| 05098 Comcast Income | 902.38 | 708.33 | 194.05 | 1,804.76 | 1,416.66 | 388.10 | 8,500.00 |
| Subtotal Income | 187,136.89 | 187,631.49 | (494.60) | 379,990.35 | 380,262.98 | (272.63) | 2,271,578.00 |
| EXPENSES | | | | | | | |
| Administrative Expenses | | | | | | | |
| 06020 Property Management | 7,580.00 | 7,580.00 | .00 | 15,160.00 | 15,160.00 | .00 | 90,960.00 |
| 06030 Legal Fees | .00 | 1,250.00 | 1,250.00 | 307.50 | 2,500.00 | 2,192.50 | 15,000.00 |
| 06050 Office & Meeting Expense | 339.93 | 433.33 | 93.40 | 1,151.76 | 866.66 | (285.10) | 5,200.00 |
| 06055 Review/Audit/Tax Prep | 5,700.00 | 545.83 | (5,154.17) | 5,700.00 | 1,091.66 | (4,608.34) | 6,550.00 |
| 06070 Licensing Fees & Taxes | .00 | 150.00 | 150.00 | 1,490.61 | 300.00 | (1,190.61) | 1,800.00 |
| 06080 Insurance | 2,427.84 | 2,375.00 | (52.84) | 4,855.68 | 4,750.00 | (105.68) | 28,500.00 |
| 06090 Bad Debt | .00 | 83.33 | 83.33 | .00 | 166.66 | 166.66 | 1,000.00 |
| 06095 Postage | 445.00 | 250.00 | (195.00) | 570.00 | 500.00 | (70.00) | 3,000.00 |
| Administrative Expenses | 16,492.77 | 12,667.49 | (3,825.28) | 29,235.55 | 25,334.98 | (3,900.57) | 152,010.00 |
| Operational Expenses | | | | | | | |
| 06160 Landscape Maintenance | 39,777.84 | 39,183.33 | (594.51) | 78,155.68 | 78,366.66 | 210.98 | 470,200.00 |
| 06162 Hood Road Maintenance | .00 | 183.33 | 183.33 | 1,305.59 | 366.66 | (938.93) | 2,200.00 |
| 06163 Military Median Maint. | 762.86 | 1,522.92 | 760.06 | 1,519.00 | 3,045.84 | 1,526.84 | 18,275.00 |
| 06165 Tree Maintenance | 2,724.63 | 14,750.00 | 12,025.37 | 5,150.93 | 29,500.00 | 24,349.07 | 177,000.00 |
| 06170 Landscape Replacements | 10,231.79 | 12,500.00 | 2,268.21 | 15,213.23 | 25,000.00 | 9,786.77 | 150,000.00 |
| 06177 Pest Control | 149.00 | 133.33 | (15.67) | 149.00 | 266.66 | 117.66 | 1,600.00 |
| 06180 Lake Maintenance | 1,167.00 | 1,666.67 | 499.67 | 2,334.00 | 3,333.34 | 999.34 | 20,000.00 |
| 06190 Irrigation | 7,833.33 | 7,833.33 | .00 | 15,666.66 | 15,666.66 | .00 | 94,000.00 |
| 06191 Tennis Court Maintenance | 1,065.73 | 120.83 | (944.90) | 1,065.73 | 241.66 | (824.07) | 1,450.00 |
| 06194 Irrigation Repairs & Parts | 7,334.63 | 7,166.67 | (167.96) | 10,609.57 | 14,333.34 | 3,723.77 | 86,000.00 |
| 06200 Misc Repair/Maintenance | 200.00 | 178.75 | (21.25) | 200.00 | 357.50 | 157.50 | 2,145.00 |
| 06201 Holiday Lighting | .00 | 583.33 | 583.33 | .00 | 1,166.66 | 1,166.66 | 7,000.00 |
| 06203 Sidewalk Repairs | .00 | 2,500.00 | 2,500.00 | .00 | 5,000.00 | 5,000.00 | 30,000.00 |
| 06204 Contingency/COVID-19 | 2,483.21 | 1,666.67 | (816.54) | 5,943.62 | 3,333.34 | (2,610.28) | 20,000.00 |
| 06205 Janitorial | 720.00 | 1,250.00 | 530.00 | 1,639.13 | 2,500.00 | 860.87 | 15,000.00 |
| 06207 Clubhouse R & M | 1,842.42 | 941.67 | (900.75) | 3,417.42 | 1,883.34 | (1,534.08) | 11,300.00 |
| 06210 Golf Cart Rental | 133.75 | 162.50 | 28.75 | 267.50 | 325.00 | 57.50 | 1,950.00 |
| 06220 Pressure Cleaning | .00 | 1,833.33 | 1,833.33 | .00 | 3,666.66 | 3,666.66 | 22,000.00 |
| 06225 Pool Maintenance | 938.00 | 941.67 | 3.67 | 1,538.00 | 1,883.34 | 345.34 | 11,300.00 |
| 06230 Pool Repairs | 90.00 | 333.33 | 243.33 | 90.00 | 666.66 | 576.66 | 4,000.00 |
| 06240 Security | 130.96 | 150.00 | 19.04 | 261.92 | 300.00 | 38.08 | 1,800.00 |
| 06255 Camera Maintenance | .00 | 375.00 | 375.00 | 1,123.50 | 750.00 | (373.50) | 4,500.00 |
| Operational Expenses | 77,585.15 | 95,976.66 | 18,391.51 | 145,650.48 | 191,953.32 | 46,302.84 | 1,151,720.00 |

The Isles Homeowners Association, Inc.(#444)
Income/Expense Statement
Period: 02/01/21 to 02/28/21

| Description | Current Period | | | Year-To-Date | | | Yearly Budget |
|---------------------------------------|-------------------|-------------------|------------------|-------------------|--------------------|------------------|---------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | |
| Utilities | | | | | | | |
| 06290 Electricity | 5,677.57 | 6,000.00 | 322.43 | 10,743.48 | 12,000.00 | 1,256.52 | 72,000.00 |
| 06295 Water/Sewer | 4,616.72 | 6,000.00 | 1,383.28 | 8,813.87 | 12,000.00 | 3,186.13 | 72,000.00 |
| 06305 Cable TV | 28,910.77 | 29,758.33 | 847.56 | 57,821.54 | 59,516.66 | 1,695.12 | 357,100.00 |
| 06310 Telephone | 160.58 | 166.67 | 6.09 | 323.66 | 333.34 | 9.68 | 2,000.00 |
| 06325 Security Monitoring | 4,055.30 | 4,058.33 | 3.03 | 8,110.60 | 8,116.66 | 6.06 | 48,700.00 |
| Utilities | 43,420.94 | 45,983.33 | 2,562.39 | 85,813.15 | 91,966.66 | 6,153.51 | 551,800.00 |
| Reserve Funding | | | | | | | |
| 06430 Reserves: Capri Painting | .00 | .00 | .00 | 10,695.25 | 10,695.25 | .00 | 42,781.00 |
| 06460 Reserves:Painting Oakmont | .00 | .00 | .00 | 48,269.25 | 48,269.25 | .00 | 193,077.00 |
| 06470 Reserves:Painting Carlyle | .00 | .00 | .00 | 17,345.00 | 17,345.00 | .00 | 69,380.00 |
| 06480 Reserves: Pooled Method | .00 | .00 | .00 | 27,702.50 | 27,702.50 | .00 | 110,810.00 |
| 06490 Reserves: Interest | 11.98 | .00 | (11.98) | 26.27 | .00 | (26.27) | .00 |
| Reserve Funding | 11.98 | .00 | (11.98) | 104,038.27 | 104,012.00 | (26.27) | 416,048.00 |
| TOTAL EXPENSES | 137,510.84 | 154,627.48 | 17,116.64 | 364,737.45 | 413,266.96 | 48,529.51 | 2,271,578.00 |
| CURRENT YEAR NET INCOME/(LOSS) | 49,626.05 | 33,004.01 | 16,622.04 | 15,252.90 | (33,003.98) | 48,256.88 | .00 |