

The Isles Homeowners Association, Inc.(#444)

Balance Sheet

As of 02/28/23

Account #	Description	Fund Balances			Totals
		Operating	Reserves	Other	
ASSETS					
1107	VALLEY OPERATING X0532	501,101.94			501,101.94
1108	Bank Florida-Operating	202,115.82			202,115.82
1120	MorganStanley-Reserve		304,247.67		304,247.67
1123	ANCHOR BANK MMK RESV		207,260.51		207,260.51
1130	Petty Cash	200.00			200.00
1146	Due From IRS to Reserve		539.00		539.00
1150	Accounts Receivable	841.00			841.00
1154	Accounts Receivable Paloma	12,430.13			12,430.13
1155	Other Receivables (Fraud)	9,706.10			9,706.10
1160	Prepaid Insurance	29,113.93			29,113.93
1165	Prepaid Expenses	4,429.80			4,429.80
1167	Prepaid Debit Cards	2,623.78			2,623.78
	TOTAL ASSETS	762,562.50	512,047.18	.00	1,274,609.68
LIABILITIES & EQUITY					
LIABILITIES:					
3050	Accounts Payable	5,799.95			5,799.95
3054	Accts Payable-Reserve		2,007.99		2,007.99
3055	Accrued Expenses	4,168.45			4,168.45
3065	Damage Deposits	1,700.00			1,700.00
3070	Prepaid Owner Assessments	28,700.55			28,700.55
3075	Deferred Maintenance Income	188,316.33			188,316.33
3098	Deferred Income - Comcast	36,104.76			36,104.76
	Subtotal Liabilities	264,790.04	2,007.99	.00	266,798.03
RESERVES:					
3430	Reserves - Pooled Method		415,601.07		415,601.07
3477	Reserves - Contingency		92,124.08		92,124.08
3480	Reserves - Interest		2,314.04		2,314.04
	Subtotal Reserves	.00	510,039.19	.00	510,039.19
EQUITY:					
3495	Capital Contribution	20,979.00			20,979.00
3500	Retained Earnings	395,458.96			395,458.96
	Current Year Net Income/(Loss)	81,334.50	.00	.00	81,334.50
	Subtotal Equity	497,772.46	.00	.00	497,772.46
	TOTAL LIABILITIES & EQUITY	762,562.50	512,047.18	.00	1,274,609.68

Run Date: 03/16/23
 Run Time: 02:18 PM

The Isles Homeowners Association, Inc.(#444)
 Income/Expense Statement
 Period: 02/01/23 to 02/28/23

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:							
05010 Members Assessments	188,316.34	188,316.33	.01	376,632.67	376,632.66	.01	2,259,796.00
05030 Interest Income	294.34	83.33	211.01	903.45	166.66	736.79	1,000.00
05032 Interest Income - Reserves	7.80	.00	7.80	648.47	.00	648.47	.00
05055 Keys and Fobs	.00	.00	.00	75.00	.00	75.00	.00
05065 Club House Rentals	.00	.00	.00	225.00	.00	225.00	.00
05070 Application Fees	450.00	.00	450.00	900.00	.00	900.00	.00
05080 Misc Income	.00	208.33	(208.33)	25.00	416.66	(391.66)	2,500.00
05083 Median Reimbursement Income	.00	1,502.92	(1,502.92)	.00	3,005.84	(3,005.84)	18,035.00
05098 Comcast Income	708.33	708.33	.00	1,416.66	1,416.66	.00	8,500.00
Subtotal Income	189,776.81	190,819.24	(1,042.43)	380,826.25	381,638.48	(812.23)	2,289,831.00
EXPENSES							
Administrative Expenses							
06020 Property Management	7,958.00	7,958.33	.33	15,916.00	15,916.66	.66	95,500.00
06030 Legal Fees	210.00	1,250.00	1,040.00	210.00	2,500.00	2,290.00	15,000.00
06050 Office & Meeting Expense	1,490.56	404.17	(1,086.39)	1,566.76	808.34	(758.42)	4,850.00
06055 Review/Audit/Tax Prep	.00	583.33	583.33	.00	1,166.66	1,166.66	7,000.00
06070 Licensing Fees & Taxes	.00	166.67	166.67	500.00	333.34	(166.66)	2,000.00
06080 Insurance	3,370.47	3,237.50	(132.97)	6,920.21	6,475.00	(445.21)	38,850.00
06090 Bad Debt	.00	83.33	83.33	.00	166.66	166.66	1,000.00
06095 Postage	230.00	250.00	20.00	230.00	500.00	270.00	3,000.00
Administrative Expenses	13,259.03	13,933.33	674.30	25,342.97	27,866.66	2,523.69	167,200.00
Operational Expenses							
06160 Landscape Maintenance	56,943.33	56,943.33	.00	113,886.66	113,886.66	.00	683,320.00
06162 Hood Road Maintenance	.00	125.00	125.00	1,305.59	250.00	(1,055.59)	1,500.00
06163 Military Median Maint.	2,271.80	3,005.83	734.03	4,419.25	6,011.66	1,592.41	36,070.00
06165 Tree Maintenance	34,064.00	18,600.00	(15,464.00)	34,389.00	37,200.00	2,811.00	223,200.00
06170 Landscape Replacements	.00	12,531.33	12,531.33	(685.48)	25,062.66	25,748.14	150,376.00
06177 Pest Control	171.00	183.33	12.33	171.00	366.66	195.66	2,200.00
06180 Lake Maintenance	3,707.35	1,875.00	(1,832.35)	3,707.35	3,750.00	42.65	22,500.00
06191 Tennis Court Maintenance	9.63	750.00	740.37	9.63	1,500.00	1,490.37	9,000.00
06194 Irrigation Repairs & Parts	1,376.62	5,416.67	4,040.05	(521.44)	10,833.34	11,354.78	65,000.00
06200 Misc Repair/Maintenance	67.28	250.00	182.72	67.28	500.00	432.72	3,000.00
06201 Holiday Lighting	.00	508.33	508.33	.00	1,016.66	1,016.66	6,100.00
06203 Sidewalk Repairs	.00	6,250.00	6,250.00	(18,535.95)	12,500.00	31,035.95	75,000.00
06205 Janitorial	1,010.00	1,250.00	240.00	1,937.00	2,500.00	563.00	15,000.00
06207 Clubhouse R & M	1,090.48	2,454.17	1,363.69	2,137.51	4,908.34	2,770.83	29,450.00
06210 Golf Cart Rental	428.00	216.67	(211.33)	642.00	433.34	(208.66)	2,600.00
06220 Pressure Cleaning	.00	2,125.00	2,125.00	.00	4,250.00	4,250.00	25,500.00
06225 Pool Maintenance	.00	1,088.33	1,088.33	1,088.00	2,176.66	1,088.66	13,060.00
06230 Pool Repairs	1,350.00	416.67	(933.33)	4,034.00	833.34	(3,200.66)	5,000.00
06240 Security	171.20	158.33	(12.87)	190.21	316.66	126.45	1,900.00
06255 Camera Maintenance	374.50	377.08	2.58	749.00	754.16	5.16	4,525.00
06260 Property Loss/Storm Cleanup	.00	.00	.00	(8,248.53)	.00	8,248.53	.00
Operational Expenses	103,035.19	114,525.07	11,489.88	140,742.08	229,050.14	88,308.06	1,374,301.00
Utilities							

