

The Isles Homeowners Association, Inc.(#444)

Balance Sheet

As of 01/31/21

Account #	Description	Fund Balance:			Totals
		Operating	Reserves	Other	
ASSETS					
1106	Valley National - Operating	403,517.53			403,517.53
1108	Bank Florida-Operating	202,931.37			202,931.37
1120	MorganStanley-Reserve		577,640.87		577,640.87
1121	Bank United MM Reserve		61,316.48		61,316.48
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	18,081.59			18,081.59
1160	Prepaid Insurance	22,785.65			22,785.65
1167	Prepaid Debit Cards	3,089.79			3,089.79
	TOTAL ASSETS	650,605.93	874,802.88	.00	1,525,408.81
LIABILITIES & EQUITY					
LIABILITIES:					
3050	Accounts Payable	8,584.86			8,584.86
3065	Damage Deposits	1,700.00			1,700.00
3070	Prepaid Owner Assessments	6,321.00			6,321.00
3075	Deferred Maintenance Income	362,851.85			362,851.85
3098	Deferred Income - Comcast	55,947.56			55,947.56
	Subtotal Liabilities	435,405.27	.00	.00	435,405.27
RESERVES:					
3430	Reserves - Pooled Method		655,694.78		655,694.78
3435	Reserves - Capri Painting		46,151.07		46,151.07
3455	Reserves - Mulch		1,342.69		1,342.69
3461	Reserves:Painting Oakmont		26,969.25		26,969.25
3471	Reserves:Painting Carlyle		35,545.00		35,545.00
3477	Reserves - Contingency		97,184.91		97,184.91
3480	Reserves - Interest		6,915.18		6,915.18
	Subtotal Reserves	.00	869,802.88	.00	869,802.88
EQUITY:					
3500	Retained Earnings	254,573.81			254,573.81
	Current Year Net Income/(Loss)	(34,373.15)	.00	.00	(34,373.15)
	Subtotal Equity	220,200.66	.00	.00	220,200.66
	TOTAL LIABILITIES & EQUITY	655,605.93	869,802.88	.00	1,525,408.81

The Isles Homeowners Association, Inc.(#444)
Income/Expense Statement
 Period: 01/01/21 to 01/31/21

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:							
05010 Members Assessments	181,703.33	181,703.33	.00	181,703.33	181,703.33	.00	2,180,440.00
05030 Interest Income	124.79	83.33	41.46	124.79	83.33	41.46	1,000.00
05032 Interest Income - Reserves	14.29	.00	14.29	14.29	.00	14.29	.00
05050 Late Fees	442.00	.00	442.00	442.00	.00	442.00	.00
05055 Keys and Fobs	125.00	.00	125.00	125.00	.00	125.00	.00
05070 Application Fees	375.00	.00	375.00	375.00	.00	375.00	.00
05080 Misc Income	.00	208.33	(208.33)	.00	208.33	(208.33)	2,500.00
05083 Median Reimbursement Income	.00	761.50	(761.50)	.00	761.50	(761.50)	9,138.00
05085 Prior Year Surplus	4,166.67	4,166.67	.00	4,166.67	4,166.67	.00	50,000.00
05086 Transfer fr Contingency Rsv	5,000.00	5,000.00	.00	5,000.00	5,000.00	.00	20,000.00
05098 Comcast Income	902.38	708.33	194.05	902.38	708.33	194.05	8,500.00
Subtotal Income	192,853.46	192,631.49	221.97	192,853.46	192,631.49	221.97	2,271,578.00
EXPENSES							
Administrative Expenses							
06020 Property Management	7,580.00	7,580.00	.00	7,580.00	7,580.00	.00	90,960.00
06030 Legal Fees	307.50	1,250.00	942.50	307.50	1,250.00	942.50	15,000.00
06050 Office & Meeting Expense	811.83	433.33	(378.50)	811.83	433.33	(378.50)	5,200.00
06055 Review/Audit/Tax Prep	.00	545.83	545.83	.00	545.83	545.83	6,550.00
06070 Licensing Fees & Taxes	1,490.61	150.00	(1,340.61)	1,490.61	150.00	(1,340.61)	1,800.00
06080 Insurance	2,427.84	2,375.00	(52.84)	2,427.84	2,375.00	(52.84)	28,500.00
06090 Bad Debt	.00	83.33	83.33	.00	83.33	83.33	1,000.00
06095 Postage	125.00	250.00	125.00	125.00	250.00	125.00	3,000.00
Administrative Expenses	12,742.78	12,667.49	(75.29)	12,742.78	12,667.49	(75.29)	152,010.00
Operational Expenses							
06160 Landscape Maintenance	38,377.84	39,183.33	805.49	38,377.84	39,183.33	805.49	470,200.00
06162 Hood Road Maintenance	1,305.59	183.33	(1,122.26)	1,305.59	183.33	(1,122.26)	2,200.00
06163 Military Median Maint.	756.14	1,522.92	766.78	756.14	1,522.92	766.78	18,275.00
06165 Tree Maintenance	2,426.30	14,750.00	12,323.70	2,426.30	14,750.00	12,323.70	177,000.00
06170 Landscape Replacements	4,981.44	12,500.00	7,518.56	4,981.44	12,500.00	7,518.56	150,000.00
06177 Pest Control	.00	133.33	133.33	.00	133.33	133.33	1,600.00
06180 Lake Maintenance	1,167.00	1,666.67	499.67	1,167.00	1,666.67	499.67	20,000.00
06190 Irrigation	7,833.33	7,833.33	.00	7,833.33	7,833.33	.00	94,000.00
06191 Tennis Court Maintenance	.00	120.83	120.83	.00	120.83	120.83	1,450.00
06194 Irrigation Repairs & Parts	3,274.94	7,166.67	3,891.73	3,274.94	7,166.67	3,891.73	86,000.00
06200 Misc Repair/Maintenance	.00	178.75	178.75	.00	178.75	178.75	2,145.00
06201 Holiday Lighting	.00	583.33	583.33	.00	583.33	583.33	7,000.00
06203 Sidewalk Repairs	.00	2,500.00	2,500.00	.00	2,500.00	2,500.00	30,000.00
06204 Contingency/COVID-19	3,460.41	1,666.67	(1,793.74)	3,460.41	1,666.67	(1,793.74)	20,000.00
06205 Janitorial	919.13	1,250.00	330.87	919.13	1,250.00	330.87	15,000.00
06207 Clubhouse R & M	1,575.00	941.67	(633.33)	1,575.00	941.67	(633.33)	11,300.00
06210 Golf Cart Rental	133.75	162.50	28.75	133.75	162.50	28.75	1,950.00
06220 Pressure Cleaning	.00	1,833.33	1,833.33	.00	1,833.33	1,833.33	22,000.00
06225 Pool Maintenance	600.00	941.67	341.67	600.00	941.67	341.67	11,300.00
06230 Pool Repairs	.00	333.33	333.33	.00	333.33	333.33	4,000.00
06240 Security	130.96	150.00	19.04	130.96	150.00	19.04	1,800.00
06255 Camera Maintenance	1,123.50	375.00	(748.50)	1,123.50	375.00	(748.50)	4,500.00
Operational Expenses	68,065.33	95,976.66	27,911.33	68,065.33	95,976.66	27,911.33	1,151,720.00

The Isles Homeowners Association, Inc. (#444)

Income/Expense Statement

Period: 01/01/21 to 01/31/21

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
Utilities								
06290	Electricity	5,065.91	6,000.00	934.09	5,065.91	6,000.00	934.09	72,000.00
06295	Water/Sewer	4,197.15	6,000.00	1,802.85	4,197.15	6,000.00	1,802.85	72,000.00
06305	Cable TV	28,910.77	29,758.33	847.56	28,910.77	29,758.33	847.56	357,100.00
06310	Telephone	163.08	166.67	3.59	163.08	166.67	3.59	2,000.00
06325	Security Monitoring	4,055.30	4,058.33	3.03	4,055.30	4,058.33	3.03	48,700.00
	Utilities	42,392.21	45,983.33	3,591.12	42,392.21	45,983.33	3,591.12	551,800.00
Reserve Funding								
06430	Reserves: Capri Painting	10,695.25	10,695.25	.00	10,695.25	10,695.25	.00	42,781.00
06460	Reserves: Painting Oakmont	48,269.25	48,269.25	.00	48,269.25	48,269.25	.00	193,077.00
06470	Reserves: Painting Carlyle	17,345.00	17,345.00	.00	17,345.00	17,345.00	.00	69,380.00
06480	Reserves: Pooled Method	27,702.50	27,702.50	.00	27,702.50	27,702.50	.00	110,810.00
06490	Reserves: Interest	14.29	.00	(14.29)	14.29	.00	(14.29)	.00
	Reserve Funding	104,026.29	104,012.00	(14.29)	104,026.29	104,012.00	(14.29)	416,048.00
	TOTAL EXPENSES	227,226.61	258,639.48	31,412.87	227,226.61	258,639.48	31,412.87	2,271,578.00
	CURRENT YEAR NET INCOME/(LOSS)	(34,373.15)	(66,007.99)	31,634.84	(34,373.15)	(66,007.99)	31,634.84	.00