

The Isles Homeowners Association, Inc.(#444)

Balance Sheet

As of 09/30/23

Account #	Description	Fund Balance:			Totals
		Operating	Reserves	Other	
ASSETS					
1107	VALLEY OPERATING X0532	524,881.31			524,881.31
1108	Bank Florida-Operating	202,936.24			202,936.24
1120	MorganStanley-Reserve		310,399.44		310,399.44
1123	ANCHOR BANK MMK RESV		224,709.13		224,709.13
1130	Petty Cash	200.00			200.00
1146	Due From IRS to Reserve		539.00		539.00
1150	Accounts Receivable	381.26			381.26
1154	Accounts Receivable Paloma	13,776.00			13,776.00
1155	Other Receivables (Fraud)	9,706.10			9,706.10
1160	Prepaid Insurance	7,551.94			7,551.94
1167	Prepaid Debit Cards	2,516.94			2,516.94
	TOTAL ASSETS	761,949.79	535,647.57	.00	1,297,597.36
LIABILITIES & EQUITY					
LIABILITIES:					
3050	Accounts Payable	7,035.46			7,035.46
3065	Damage Deposits	1,700.00			1,700.00
3070	Prepaid Owner Assessments	165,068.80			165,068.80
3098	Deferred Income - Comcast	28,817.89			28,817.89
	Subtotal Liabilities	202,622.15	.00	.00	202,622.15
RESERVES:					
3430	Reserves - Pooled Method		436,298.83		436,298.83
3477	Reserves - Contingency		92,451.89		92,451.89
3480	Reserves - Interest		6,896.85		6,896.85
	Subtotal Reserves	.00	535,647.57	.00	535,647.57
EQUITY:					
3495	Capital Contribution	32,970.00			32,970.00
3497	Capital Contributions-Exp	(2,075.21)			(2,075.21)
3500	Retained Earnings	398,561.98			398,561.98
	Current Year Net Income/(Loss)	129,870.87	.00	.00	129,870.87
	Subtotal Equity	559,327.64	.00	.00	559,327.64
	TOTAL LIABILITIES & EQUITY	761,949.79	535,647.57	.00	1,297,597.36

Run Date: 10/12/23

Run Time: 03:34 PM

The Isles Homeowners Association, Inc.(#444)

Income/Expense Statement

Period: 09/01/23 to 09/30/23

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	1,694,847.00	1,694,846.97	.03	2,259,796.00
05020 Late Fee Interest	.00	.00	.00	138.56	.00	138.56	.00
05030 Interest Income	199.87	83.33	116.54	2,457.63	749.97	1,707.66	1,000.00
05032 Interest Income - Reserves	912.92	.00	912.92	6,896.85	.00	6,896.85	.00
05050 Late Fees	.00	.00	.00	453.10	.00	453.10	.00
05055 Keys and Fobs	50.00	.00	50.00	650.00	.00	650.00	.00
05065 Club House Rentals	.00	.00	.00	2,375.00	.00	2,375.00	.00
05070 Application Fees	450.00	.00	450.00	2,700.00	.00	2,700.00	.00
05080 Misc Income	(15.00)	208.33	(223.33)	160.00	1,874.97	(1,714.97)	2,500.00
05083 Median Reimbursement Income	.00	1,502.92	(1,502.92)	9,175.00	13,526.28	(4,351.28)	18,035.00
05098 Comcast Income	708.33	708.33	.00	6,374.97	6,374.97	.00	8,500.00
Subtotal Income	190,622.46	190,819.24	(196.78)	1,726,228.11	1,717,373.16	8,854.95	2,289,831.00
EXPENSES							
Administrative Expenses							
06020 Property Management	7,958.00	7,958.33	.33	71,622.00	71,624.97	2.97	95,500.00
06030 Legal Fees	.00	1,250.00	1,250.00	4,489.03	11,250.00	6,760.97	15,000.00
06045 Prior Yr Exp/settlement BView	.00	.00	.00	20,180.74	.00	(20,180.74)	.00
06050 Office & Meeting Expense	456.24	404.17	(52.07)	4,371.63	3,637.53	(734.10)	4,850.00
06055 Review/Audit/Tax Prep	2,200.00	583.33	(1,616.67)	7,900.00	5,249.97	(2,650.03)	7,000.00
06070 Licensing Fees & Taxes	.00	166.67	166.67	861.25	1,500.03	638.78	2,000.00
06080 Insurance	3,361.81	3,237.50	(124.31)	30,470.20	29,137.50	(1,332.70)	38,850.00
06090 Bad Debt	.00	83.33	83.33	.00	749.97	749.97	1,000.00
06095 Postage	125.00	250.00	125.00	2,475.00	2,250.00	(225.00)	3,000.00
Administrative Expenses	14,101.05	13,933.33	(167.72)	142,369.85	125,399.97	(16,969.88)	167,200.00
Operational Expenses							
06160 Landscape Maintenance	56,943.33	56,943.33	.00	518,364.97	512,489.97	(5,875.00)	683,320.00
06162 Hood Road Maintenance	.00	125.00	125.00	1,305.59	1,125.00	(180.59)	1,500.00
06163 Military Median Maint.	2,257.70	3,005.83	748.13	25,169.64	27,052.47	1,882.83	36,070.00
06165 Tree Maintenance	3,510.00	18,600.00	15,090.00	163,261.25	167,400.00	4,138.75	223,200.00
06170 Landscape Replacements	343.75	12,531.33	12,187.58	87,744.90	112,781.97	25,037.07	150,376.00
06177 Pest Control	.00	183.33	183.33	884.00	1,649.97	765.97	2,200.00
06180 Lake Maintenance	3,695.12	1,875.00	(1,820.12)	24,524.72	16,875.00	(7,649.72)	22,500.00
06191 Tennis Court Maintenance	.00	750.00	750.00	4,513.32	6,750.00	2,236.68	9,000.00
06194 Irrigation Repairs & Parts	824.90	5,416.67	4,591.77	29,649.66	48,750.03	19,100.37	65,000.00
06200 Misc Repair/Maintenance	.00	250.00	250.00	460.18	2,250.00	1,789.82	3,000.00
06201 Holiday Lighting	2,783.50	508.33	(2,275.17)	6,067.00	4,574.97	(1,492.03)	6,100.00
06203 Sidewalk Repairs	3,500.00	6,250.00	2,750.00	(14,732.95)	56,250.00	70,982.95	75,000.00
06205 Janitorial	1,117.01	1,250.00	132.99	8,937.90	11,250.00	2,312.10	15,000.00
06207 Clubhouse R & M	2,796.99	2,454.17	(342.82)	13,685.12	22,087.53	8,402.41	29,450.00
06210 Golf Cart Rental	294.24	216.67	(77.57)	2,006.24	1,950.03	(56.21)	2,600.00
06220 Pressure Cleaning	.00	2,125.00	2,125.00	4,650.00	19,125.00	14,475.00	25,500.00
06225 Pool Maintenance	1,088.00	1,088.33	.33	9,792.00	9,794.97	2.97	13,060.00
06230 Pool Repairs	.00	416.67	416.67	4,229.00	3,750.03	(478.97)	5,000.00
06240 Security	214.00	158.33	(55.67)	1,506.31	1,424.97	(81.34)	1,900.00
06255 Camera Maintenance	.00	377.08	377.08	3,370.50	3,393.72	23.22	4,525.00
06260 Property Loss/Storm Cleanup	.00	.00	.00	(8,248.53)	.00	8,248.53	.00

Run Date: 10/12/23
 Run Time: 03:34 PM

The Isles Homeowners Association, Inc.(#444)
 Income/Expense Statement
 Period: 09/01/23 to 09/30/23

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
Operational Expenses	79,368.54	114,525.07	35,156.53	887,140.82	1,030,725.63	143,584.81	1,374,301.00
Utilities							
06290 Electricity	6,752.01	6,791.67	39.66	62,354.65	61,125.03	(1,229.62)	81,500.00
06295 Water/Sewer	6,540.66	5,916.67	(623.99)	51,528.48	53,250.03	1,721.55	71,000.00
06305 Cable TV	32,574.17	32,244.17	(330.00)	289,348.90	290,197.53	848.63	386,930.00
06310 Telephone	140.77	135.00	(5.77)	1,284.99	1,215.00	(69.99)	1,620.00
06325 Security Monitoring	4,055.30	4,058.33	3.03	36,497.70	36,524.97	27.27	48,700.00
Utilities	50,062.91	49,145.84	(917.07)	441,014.72	442,312.56	1,297.84	589,750.00
Reserve Funding							
06480 Reserves: Pooled Method	.00	.00	.00	118,935.00	118,935.00	.00	158,580.00
06490 Reserves: Interest	912.92	.00	(912.92)	6,896.85	.00	(6,896.85)	.00
Reserve Funding	912.92	.00	(912.92)	125,831.85	118,935.00	(6,896.85)	158,580.00
TOTAL EXPENSES	144,445.42	177,604.24	33,158.82	1,596,357.24	1,717,373.16	121,015.92	2,289,831.00
CURRENT YEAR NET INCOME/(LOSS)	46,177.04	13,215.00	32,962.04	129,870.87	.00	129,870.87	.00
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