

The Isles Homeowners Association, Inc.(#444)

Balance Sheet

As of 08/31/22

Account #	Description	Fund Balance:			Totals
		Operating	Reserves	Other	
ASSETS					
1106	Valley National - Operating	464,888.40			464,888.40
1108	Bank Florida-Operating	201,621.39			201,621.39
1120	MorganStanley-Reserve		302,695.60		302,695.60
1121	Bank United MM Reserve		109,202.11		109,202.11
1122	Anchor Bank CD 8/18/2022		236,607.00		236,607.00
1130	Petty Cash	200.00			200.00
1146	Due From IRS to Reserve		539.00		539.00
1150	Accounts Receivable	1,459.45			1,459.45
1154	Accounts Receivable Paloma	6,917.75			6,917.75
1160	Prepaid Insurance	8,823.35			8,823.35
1165	Prepaid Expenses	4,563.55			4,563.55
1167	Prepaid Debit Cards	2,691.66			2,691.66
	TOTAL ASSETS	691,165.55	649,043.71	.00	1,340,209.26
LIABILITIES & EQUITY					
LIABILITIES:					
3050	Accounts Payable	43,215.31			43,215.31
3054	Accts Payable-Reserve		76,519.00		76,519.00
3065	Damage Deposits	1,700.00			1,700.00
3070	Prepaid Owner Assessments	18,893.82			18,893.82
3075	Deferred Maintenance Income	158,792.68			158,792.68
3098	Deferred Income - Comcast	40,354.74			40,354.74
	Subtotal Liabilities	262,956.55	76,519.00	.00	339,475.55
RESERVES:					
3430	Reserves - Pooled Method		477,858.50		477,858.50
3435	Reserves - Capri Painting		1,718.16		1,718.16
3461	Reserves:Painting Oakmont		696.60		696.60
3471	Reserves:Painting Carlyle		261.42		261.42
3477	Reserves - Contingency		92,124.08		92,124.08
3480	Reserves - Interest		531.15		531.15
	Subtotal Reserves	.00	573,189.91	.00	573,189.91
EQUITY:					
3495	Capital Contribution	17,381.00			17,381.00
3500	Retained Earnings	358,311.71			358,311.71
	Current Year Net Income/(Loss)	51,851.09	.00	.00	51,851.09
	Subtotal Equity	427,543.80	.00	.00	427,543.80
	TOTAL LIABILITIES & EQUITY	690,500.35	649,708.91	.00	1,340,209.26

Run Date: 09/13/22
Run Time: 03:45 PM

The Isles Homeowners Association, Inc.(#444)
Income/Expense Statement
Period: 08/01/22 to 08/31/22

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:							
05010 Members Assessments	157,933.66	157,933.67	(.01)	1,263,469.32	1,263,469.36	(.04)	1,895,204.00
05015 Gate/Card/Remote Income	.00	.00	.00	100.00	.00	100.00	.00
05020 Late Fee Interest	33.11	.00	33.11	33.11	.00	33.11	.00
05030 Interest Income	163.18	83.33	79.85	1,145.94	666.64	479.30	1,000.00
05032 Interest Income - Reserves	12.35	.00	12.35	533.64	.00	533.64	.00
05045 Refund Of Painting Rsv Overag	668.19	668.50	(.31)	5,345.52	5,348.00	(2.48)	8,022.00
05050 Late Fees	383.50	.00	383.50	1,139.60	.00	1,139.60	.00
05055 Keys and Fobs	125.00	.00	125.00	250.00	.00	250.00	.00
05060 Sales/Lease Revenue	250.00	.00	250.00	625.00	.00	625.00	.00
05065 Club House Rentals	450.00	.00	450.00	900.00	.00	900.00	.00
05070 Application Fees	.00	.00	.00	875.00	.00	875.00	.00
05080 Misc Income	.00	208.33	(208.33)	300.00	1,666.64	(1,366.64)	2,500.00
05083 Median Reimbursement Income	2,316.75	772.25	1,544.50	9,267.00	6,178.00	3,089.00	9,267.00
05085 Prior Year Surplus	4,166.67	4,166.67	.00	33,333.36	33,333.36	.00	50,000.00
05098 Comcast Income	708.33	708.33	.00	5,666.64	5,666.64	.00	8,500.00
Subtotal Income	167,210.74	164,541.08	2,669.66	1,322,984.13	1,316,328.64	6,655.49	1,974,493.00
EXPENSES							
Administrative Expenses							
06020 Property Management	7,580.00	7,580.00	.00	60,640.00	60,640.00	.00	90,960.00
06030 Legal Fees	390.00	1,250.00	860.00	4,758.03	10,000.00	5,241.97	15,000.00
06050 Office & Meeting Expense	.00	404.17	404.17	1,762.14	3,233.36	1,471.22	4,850.00
06055 Revew/Audit/Tax Prep	.00	545.83	545.83	5,700.00	4,366.64	(1,333.36)	6,550.00
06070 Licensing Fees & Taxes	.00	150.00	150.00	861.25	1,200.00	338.75	1,800.00
06080 Insurance	3,000.56	2,708.33	(292.23)	23,075.71	21,666.64	(1,409.07)	32,500.00
06090 Bad Debt	.00	83.33	83.33	.00	666.64	666.64	1,000.00
06095 Postage	220.00	291.67	71.67	1,315.00	2,333.36	1,018.36	3,500.00
Administrative Expenses	11,190.56	13,013.33	1,822.77	98,112.13	104,106.64	5,994.51	156,160.00
Operational Expenses							
06160 Landscape Maintenance	39,329.12	40,529.17	1,200.05	314,628.24	324,233.36	9,605.12	486,350.00
06162 Hood Road Maintenance	.00	125.00	125.00	1,305.59	1,000.00	(305.59)	1,500.00
06163 Military Median Maint.	993.34	1,544.50	551.16	12,019.83	12,356.00	336.17	18,534.00
06165 Tree Maintenance	51,638.10	13,083.33	(38,554.77)	110,932.83	104,666.64	(6,266.19)	157,000.00
06170 Landscape Replacements	24,256.49	12,500.00	(11,756.49)	110,751.46	100,000.00	(10,751.46)	150,000.00
06177 Pest Control	155.00	157.92	2.92	990.00	1,263.36	273.36	1,895.00
06180 Lake Maintenance	1,214.45	1,738.33	523.88	18,480.11	13,906.64	(4,573.47)	20,860.00
06190 Irrigation	8,068.33	8,068.33	.00	64,546.64	64,546.64	.00	96,820.00
06191 Tennis Court Maintenance	.00	642.83	642.83	2,744.89	5,142.64	2,397.75	7,714.00
06194 Irrigation Repairs & Parts	1,769.07	6,966.67	5,197.60	24,134.24	55,733.36	31,599.12	83,600.00
06200 Misc Repair/Maintenance	1,479.99	166.67	(1,313.32)	1,506.24	1,333.36	(172.88)	2,000.00
06201 Holiday Lighting	.00	513.75	513.75	2,783.50	4,110.00	1,326.50	6,165.00
06203 Sidewalk Repairs	29,112.00	4,025.83	(25,086.17)	29,112.00	32,206.64	3,094.64	48,310.00
06205 Janitorial	972.00	1,250.00	278.00	7,808.52	10,000.00	2,191.48	15,000.00
06207 Clubhouse R & M	730.20	1,305.58	575.38	6,548.51	10,444.64	3,896.13	15,667.00
06210 Golf Cart Rental	133.75	162.50	28.75	1,150.25	1,300.00	149.75	1,950.00
06220 Pressure Cleaning	.00	1,833.33	1,833.33	3,000.00	14,666.64	11,666.64	22,000.00
06225 Pool Maintenance	1,088.00	1,088.00	.00	8,704.00	8,704.00	.00	13,056.00
06230 Pool Repairs	.00	333.33	333.33	1,227.13	2,666.64	1,439.51	4,000.00

Run Date: 09/13/22
 Run Time: 03:45 PM

The Isles Homeowners Association, Inc. (#444)
 Income/Expense Statement
 Period: 08/01/22 to 08/31/22

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
06240	Security	170.06	150.00	(20.06)	1,177.64	1,200.00	22.36	1,800.00
06255	Camera Maintenance	374.50	375.00	.50	2,996.00	3,000.00	4.00	4,500.00
	Operational Expenses	161,484.40	96,560.07	(64,924.33)	726,547.62	772,480.56	45,932.94	1,158,721.00
Utilities								
06290	Electricity	6,006.32	6,000.00	(6.32)	47,818.93	48,000.00	181.07	72,000.00
06295	Water/Sewer	6,977.43	5,750.00	(1,227.43)	45,906.11	46,000.00	93.89	69,000.00
06305	Cable TV	31,269.86	31,010.00	(259.86)	246,558.76	248,080.00	1,521.24	372,120.00
06310	Telephone	134.70	133.33	(1.37)	1,071.94	1,066.64	(5.30)	1,600.00
06325	Security Monitoring	4,055.30	4,058.33	3.03	32,442.40	32,466.64	24.24	48,700.00
	Utilities	48,443.61	46,951.66	(1,491.95)	373,798.14	375,613.28	1,815.14	563,420.00
Reserve Funding								
06480	Reserves: Pooled Method	.00	.00	.00	72,144.00	72,144.00	.00	96,192.00
06490	Reserves: Interest	12.35	.00	(12.35)	531.15	.00	(531.15)	.00
	Reserve Funding	12.35	.00	(12.35)	72,675.15	72,144.00	(531.15)	96,192.00
TOTAL EXPENSES		221,130.92	156,525.06	(64,605.86)	1,271,133.04	1,324,344.48	53,211.44	1,974,493.00
CURRENT YEAR NET INCOME/(LOSS)		(53,920.18)	8,016.02	(61,936.20)	51,851.09	(8,015.84)	59,866.93	.00