

The Isles Homeowners Association, Inc.(#444)

Balance Sheet

As of 09/30/20

Account #	Description	Fund Balances			Totals
		Operating	Reserves	Other	
ASSETS					
1106	Valley National - Operating	267,246.23			267,246.23
1108	Bank Florida-Operating	202,741.54			202,741.54
1120	MorganStanley-Reserve		677,619.56		677,619.56
1121	Bank United MM Reserve		73,880.27		73,880.27
1122	Anchor Bank CD 8/18/2021		235,000.00		235,000.00
1130	Petty Cash	200.00			200.00
1146	Due From IRS to Reserve		539.00		539.00
1150	Accounts Receivable	2,256.00			2,256.00
1154	Accounts Receivable Paloma	2,463.88			2,463.88
1160	Prepaid Insurance	4,975.19			4,975.19
1167	Prepaid Debit Cards	3,089.79			3,089.79
	<b>TOTAL ASSETS</b>	<b>482,972.63</b>	<b>987,038.83</b>	<b>.00</b>	<b>1,470,011.46</b>
LIABILITIES & EQUITY					
LIABILITIES:					
3050	Accounts Payable	453.69			453.69
3065	Damage Deposits	1,200.00			1,200.00
3070	Prepaid Owner Assessments	171,761.66			171,761.66
3098	Deferred Income - Comcast	59,557.08			59,557.08
	<b>Subtotal Liabilities</b>	<b>232,972.43</b>	<b>.00</b>	<b>.00</b>	<b>232,972.43</b>
RESERVES:					
3430	Reserves - Pooled Method		645,974.62		645,974.62
3435	Reserves - Capri Painting		166,780.30		166,780.30
3455	Reserves - Mulch		1,313.98		1,313.98
3461	Reserves:Painting Oakmont		44,400.00		44,400.00
3471	Reserves:Painting Carlyle		3,075.00		3,075.00
3477	Reserves - Contingency		100,000.00		100,000.00
3480	Reserves - Interest		25,494.93		25,494.93
	<b>Subtotal Reserves</b>	<b>.00</b>	<b>987,038.83</b>	<b>.00</b>	<b>987,038.83</b>
EQUITY:					
3500	Retained Earnings	151,776.26			151,776.26
	Current Year Net Income/(Loss)	98,223.94	.00	.00	98,223.94
	<b>Subtotal Equity</b>	<b>250,000.20</b>	<b>.00</b>	<b>.00</b>	<b>250,000.20</b>
	<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>482,972.63</b>	<b>987,038.83</b>	<b>.00</b>	<b>1,470,011.46</b>

**The Isles Homeowners Association, Inc. (#444)**  
**Income/Expense Statement**  
**Period: 09/01/20 to 09/30/20**

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
<b>INCOME:</b>							
05010 Members Assessments	175,694.67	175,819.67	(125.00)	1,581,877.00	1,582,377.03	(500.03)	2,109,836.00
05030 Interest Income	79.85	100.00	(20.15)	1,336.48	900.00	436.48	1,200.00
05032 Interest Income - Reserves	13.17	.00	13.17	6,549.13	.00	6,549.13	.00
05040 Legal Fee Re-imbursement	400.00	.00	400.00	1,600.00	.00	1,600.00	.00
05050 Late Fees	.00	.00	.00	2,112.55	.00	2,112.55	.00
05055 Keys and Fobs	.00	.00	.00	300.00	.00	300.00	.00
05060 Sales/Lease Revenue	.00	.00	.00	125.00	.00	125.00	.00
05070 Application Fees	250.00	.00	250.00	1,750.00	.00	1,750.00	.00
05078 Comcast Incentive Debit Cards	.00	.00	.00	300.00	.00	300.00	.00
05080 Misc Income	.00	208.33	(208.33)	195.00	1,874.97	(1,679.97)	2,500.00
05083 Median Reimbursement Income	2,463.88	755.00	1,708.88	7,391.64	6,795.00	596.64	9,060.00
05085 Prior Year Surplus	3,333.33	3,333.33	.00	29,999.97	29,999.97	.00	40,000.00
05098 Comcast Income	902.38	708.33	194.05	8,121.42	6,374.97	1,746.45	8,500.00
<b>Subtotal Income</b>	<b>183,137.28</b>	<b>180,924.66</b>	<b>2,212.62</b>	<b>1,641,658.19</b>	<b>1,628,321.94</b>	<b>13,336.25</b>	<b>2,171,096.00</b>
<b>EXPENSES</b>							
<b>Administrative Expenses</b>							
06020 Property Management	7,580.00	7,580.00	.00	68,220.00	68,220.00	.00	90,960.00
06030 Legal Fees	1,102.50	1,250.00	147.50	6,028.75	11,250.00	5,221.25	15,000.00
06050 Office & Meeting Expense	778.69	325.00	(453.69)	5,725.09	2,925.00	(2,800.09)	3,900.00
06055 Revew/Audit/Tax Prep	.00	541.67	541.67	5,700.00	4,875.03	(824.97)	6,500.00
06070 Licensing Fees & Taxes	.00	150.00	150.00	311.25	1,350.00	1,038.75	1,800.00
06080 Insurance	1,954.47	2,233.33	278.86	17,462.87	20,099.97	2,637.10	26,800.00
06090 Bad Debt	.00	366.67	366.67	(2,990.00)	3,300.03	6,290.03	4,400.00
06095 Postage	150.00	250.00	100.00	2,470.00	2,250.00	(220.00)	3,000.00
<b>Administrative Expenses</b>	<b>11,565.66</b>	<b>12,696.67</b>	<b>1,131.01</b>	<b>102,927.96</b>	<b>114,270.03</b>	<b>11,342.07</b>	<b>152,360.00</b>
<b>Operational Expenses</b>							
06160 Landscape Maintenance	37,071.47	37,907.50	836.03	341,809.03	341,167.50	(641.53)	454,890.00
06162 Hood Road Maintenance	.00	183.33	183.33	2,040.78	1,649.97	(390.81)	2,200.00
06163 Military Median Maint.	918.37	1,510.00	591.63	12,137.60	13,590.00	1,452.40	18,120.00
06165 Tree Maintenance	375.00	13,083.33	12,708.33	127,916.17	117,749.97	(10,166.20)	157,000.00
06170 Landscape Replacements	1,635.00	12,500.00	10,865.00	53,383.68	112,500.00	59,116.32	150,000.00
06177 Pest Control	.00	175.00	175.00	1,045.00	1,575.00	530.00	2,100.00
06180 Lake Maintenance	1,167.00	1,666.67	499.67	10,503.00	15,000.03	4,497.03	20,000.00
06190 Irrigation	7,833.33	3,500.00	(4,333.33)	57,489.60	31,500.00	(25,989.60)	42,000.00
06191 Tennis Court Maintenance	.00	125.00	125.00	124.17	1,125.00	1,000.83	1,500.00
06194 Irrigation Repairs & Parts	1,754.90	11,666.67	9,911.77	89,152.64	105,000.03	15,847.39	140,000.00
06200 Misc Repair/Maintenance	3,230.00	2,304.25	(925.75)	26,280.56	20,738.25	(5,542.31)	27,651.00
06205 Janitorial	720.00	1,250.00	530.00	7,637.52	11,250.00	3,612.48	15,000.00
06207 Clubhouse R & M	1,742.05	1,000.00	(742.05)	7,432.85	9,000.00	1,567.15	12,000.00
06210 Golf Cart Rental	133.75	141.67	7.92	1,128.85	1,275.03	146.18	1,700.00
06220 Pressure Cleaning	.00	1,916.67	1,916.67	5,000.00	17,250.03	12,250.03	23,000.00
06225 Pool Maintenance	600.00	891.67	291.67	6,264.00	8,025.03	1,761.03	10,700.00
06230 Pool Repairs	.00	333.33	333.33	680.00	2,999.97	2,319.97	4,000.00
06240 Security	128.40	291.67	163.27	1,845.98	2,625.03	779.05	3,500.00
06255 Camera Maintenance	.00	375.00	375.00	3,360.00	3,375.00	15.00	4,500.00
<b>Operational Expenses</b>	<b>57,309.27</b>	<b>90,821.76</b>	<b>33,512.49</b>	<b>755,231.43</b>	<b>817,395.84</b>	<b>62,164.41</b>	<b>1,089,861.00</b>

**The Isles Homeowners Association, Inc.(#444)**  
**Income/Expense Statement**  
**Period: 09/01/20 to 09/30/20**

Description		Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
<b>Utilities</b>								
06290	Electricity	4,525.08	6,000.00	1,474.92	44,387.38	54,000.00	9,612.62	72,000.00
06295	Water/Sewer	4,325.47	6,000.00	1,674.53	48,464.58	54,000.00	5,535.42	72,000.00
06305	Cable TV	28,912.43	28,797.92	(114.51)	256,990.04	259,181.28	2,191.24	345,575.00
06310	Telephone	147.58	208.33	60.75	1,311.03	1,874.97	563.94	2,500.00
06325	Security Monitoring	4,055.30	4,058.33	3.03	36,497.70	36,524.97	27.27	48,700.00
	<b>Utilities</b>	<b>41,965.86</b>	<b>45,064.58</b>	<b>3,098.72</b>	<b>387,650.73</b>	<b>405,581.22</b>	<b>17,930.49</b>	<b>540,775.00</b>
<b>Reserve Funding</b>								
06430	Reserves: Capri Painting	.00	.00	.00	12,716.25	12,716.25	.00	16,955.00
06460	Reserves:Painting Oakmont	.00	.00	.00	130,500.00	130,500.00	.00	174,000.00
06470	Reserves:Painting Carlyle	.00	.00	.00	45,375.00	45,375.00	.00	60,500.00
06480	Reserves: Pooled Method	.00	.00	.00	102,483.75	102,483.75	.00	136,645.00
06490	Reserves: Interest	13.17	.00	(13.17)	6,549.13	.00	(6,549.13)	.00
	<b>Reserve Funding</b>	<b>13.17</b>	<b>.00</b>	<b>(13.17)</b>	<b>297,624.13</b>	<b>291,075.00</b>	<b>(6,549.13)</b>	<b>388,100.00</b>
	<b>TOTAL EXPENSES</b>	<b>110,853.96</b>	<b>148,583.01</b>	<b>37,729.05</b>	<b>1,543,434.25</b>	<b>1,628,322.09</b>	<b>84,887.84</b>	<b>2,171,096.00</b>
	<b>CURRENT YEAR NET INCOME/ (LOSS)</b>	<b>72,283.32</b>	<b>32,341.65</b>	<b>39,941.67</b>	<b>98,223.94</b>	<b>(.15)</b>	<b>98,224.09</b>	<b>.00</b>