

The Isles Homeowners Association, Inc.(#444)

Balance Sheet

As of 03/31/21

Account #	Description	Fund Balance:			Totals
		Operating	Reserves	Other	
ASSETS					
1106	Valley National - Operating	328,400.19			328,400.19
1108	Bank Florida-Operating	203,023.23			203,023.23
1120	MorganStanley-Reserve		477,648.83		477,648.83
1121	Bank United MM Reserve		23,104.30		23,104.30
1122	Anchor Bank CD 8/18/2021		235,532.92		235,532.92
1130	Petty Cash	200.00			200.00
1146	Due From IRS to Reserve		539.00		539.00
1150	Accounts Receivable	278.00			278.00
1160	Prepaid Insurance	20,762.97			20,762.97
1167	Prepaid Debit Cards	3,089.79			3,089.79
	<b>TOTAL ASSETS</b>	<b>555,754.18</b>	<b>736,825.05</b>	<b>.00</b>	<b>1,292,579.23</b>
LIABILITIES & EQUITY					
LIABILITIES:					
3050	Accounts Payable	3,238.24			3,238.24
3065	Damage Deposits	1,700.00			1,700.00
3070	Prepaid Owner Assessments	194,445.00			194,445.00
3098	Deferred Income - Comcast	54,142.80			54,142.80
	<b>Subtotal Liabilities</b>	<b>253,526.04</b>	<b>.00</b>	<b>.00</b>	<b>253,526.04</b>
RESERVES:					
3430	Reserves - Pooled Method		643,619.78		643,619.78
3435	Reserves - Capri Painting		7,651.07		7,651.07
3455	Reserves - Mulch		1,342.69		1,342.69
3461	Reserves:Painting Oakmont		(48,630.75)		(48,630.75)
3471	Reserves:Painting Carlyle		28,495.00		28,495.00
3477	Reserves - Contingency		97,184.91		97,184.91
3480	Reserves - Interest		7,162.35		7,162.35
	<b>Subtotal Reserves</b>	<b>.00</b>	<b>736,825.05</b>	<b>.00</b>	<b>736,825.05</b>
EQUITY:					
3500	Retained Earnings	246,240.47			246,240.47
	Current Year Net Income/(Loss)	55,987.67	.00	.00	55,987.67
	<b>Subtotal Equity</b>	<b>302,228.14</b>	<b>.00</b>	<b>.00</b>	<b>302,228.14</b>
	<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>555,754.18</b>	<b>736,825.05</b>	<b>.00</b>	<b>1,292,579.23</b>

**The Isles Homeowners Association, Inc.(#444)**  
**Income/Expense Statement**  
**Period: 03/01/21 to 03/31/21**

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
<b>INCOME:</b>							
05010 Members Assessments	181,425.93	181,703.33	(277.40)	544,555.18	545,109.99	(554.81)	2,180,440.00
05030 Interest Income	94.51	83.33	11.18	325.24	249.99	75.25	1,000.00
05032 Interest Income - Reserves	235.19	.00	235.19	261.46	.00	261.46	.00
05050 Late Fees	.00	.00	.00	381.00	.00	381.00	.00
05055 Keys and Fobs	75.00	.00	75.00	250.00	.00	250.00	.00
05070 Application Fees	125.00	.00	125.00	875.00	.00	875.00	.00
05080 Misc Income	150.00	208.33	(58.33)	310.00	624.99	(314.99)	2,500.00
05083 Median Reimbursement Income	.00	761.50	(761.50)	.00	2,284.50	(2,284.50)	9,138.00
05085 Prior Year Surplus	4,166.67	4,166.67	.00	12,500.01	12,500.01	.00	50,000.00
05086 Transfer fr Contingency Rsv	.00	.00	.00	5,000.00	5,000.00	.00	20,000.00
05098 Comcast Income	902.38	708.33	194.05	2,707.14	2,124.99	582.15	8,500.00
<b>Subtotal Income</b>	<b>187,174.68</b>	<b>187,631.49</b>	<b>(456.81)</b>	<b>567,165.03</b>	<b>567,894.47</b>	<b>(729.44)</b>	<b>2,271,578.00</b>
<b>EXPENSES</b>							
<b>Administrative Expenses</b>							
06020 Property Management	7,580.00	7,580.00	.00	22,740.00	22,740.00	.00	90,960.00
06030 Legal Fees	225.00	1,250.00	1,025.00	532.50	3,750.00	3,217.50	15,000.00
06050 Office & Meeting Expense	898.58	433.33	(465.25)	2,050.34	1,299.99	(750.35)	5,200.00
06055 Reven/Audit/Tax Prep	.00	545.83	545.83	5,700.00	1,637.49	(4,062.51)	6,550.00
06070 Licensing Fees & Taxes	.00	150.00	150.00	1,490.61	450.00	(1,040.61)	1,800.00
06080 Insurance	2,671.84	2,375.00	(296.84)	7,527.52	7,125.00	(402.52)	28,500.00
06090 Bad Debt	.00	83.33	83.33	.00	249.99	249.99	1,000.00
06095 Postage	.00	250.00	250.00	570.00	750.00	180.00	3,000.00
<b>Administrative Expenses</b>	<b>11,375.42</b>	<b>12,667.49</b>	<b>1,292.07</b>	<b>40,610.97</b>	<b>38,002.47</b>	<b>(2,608.50)</b>	<b>152,010.00</b>
<b>Operational Expenses</b>							
06160 Landscape Maintenance	38,377.84	39,183.33	805.49	116,533.52	117,549.99	1,016.47	470,200.00
06162 Hood Road Maintenance	.00	183.33	183.33	1,305.59	549.99	(755.60)	2,200.00
06163 Military Median Maint.	782.14	1,522.92	740.78	2,301.14	4,568.76	2,267.62	18,275.00
06165 Tree Maintenance	26,561.06	14,750.00	(11,811.06)	31,711.99	44,250.00	12,538.01	177,000.00
06170 Landscape Replacements	162.41	12,500.00	12,337.59	15,375.64	37,500.00	22,124.36	150,000.00
06177 Pest Control	.00	133.33	133.33	149.00	399.99	250.99	1,600.00
06180 Lake Maintenance	1,167.00	1,666.67	499.67	3,501.00	5,000.01	1,499.01	20,000.00
06190 Irrigation	7,833.33	7,833.33	.00	23,499.99	23,499.99	.00	94,000.00
06191 Tennis Court Maintenance	142.33	120.83	(21.50)	1,208.06	362.49	(845.57)	1,450.00
06194 Irrigation Repairs & Parts	11,165.30	7,166.67	(3,998.63)	21,774.87	21,500.01	(274.86)	86,000.00
06200 Misc Repair/Maintenance	.00	178.75	178.75	200.00	536.25	336.25	2,145.00
06201 Holiday Lighting	.00	583.33	583.33	.00	1,749.99	1,749.99	7,000.00
06203 Sidewalk Repairs	.00	2,500.00	2,500.00	.00	7,500.00	7,500.00	30,000.00
06204 Contingency/COVID-19	2,110.00	1,666.67	(443.33)	8,053.62	5,000.01	(3,053.61)	20,000.00
06205 Janitorial	740.00	1,250.00	510.00	2,379.13	3,750.00	1,370.87	15,000.00
06207 Clubhouse R & M	575.00	941.67	366.67	3,992.42	2,825.01	(1,167.41)	11,300.00
06210 Golf Cart Rental	133.75	162.50	28.75	401.25	487.50	86.25	1,950.00
06220 Pressure Cleaning	.00	1,833.33	1,833.33	.00	5,499.99	5,499.99	22,000.00
06225 Pool Maintenance	938.00	941.67	3.67	2,476.00	2,825.01	349.01	11,300.00
06230 Pool Repairs	.00	333.33	333.33	90.00	999.99	909.99	4,000.00
06240 Security	130.96	150.00	19.04	392.88	450.00	57.12	1,800.00
06255 Camera Maintenance	.00	375.00	375.00	1,123.50	1,125.00	1.50	4,500.00
<b>Operational Expenses</b>	<b>90,819.12</b>	<b>95,976.66</b>	<b>5,157.54</b>	<b>236,469.60</b>	<b>287,929.98</b>	<b>51,460.38</b>	<b>1,151,720.00</b>

**The Isles Homeowners Association, Inc.(#444)**  
**Income/Expense Statement**  
**Period: 03/01/21 to 03/31/21**

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
<b>Utilities</b>								
06290	Electricity	5,570.93	6,000.00	429.07	16,314.41	18,000.00	1,685.59	72,000.00
06295	Water/Sewer	5,336.85	6,000.00	663.15	14,150.72	18,000.00	3,849.28	72,000.00
06305	Cable TV	28,910.77	29,758.33	847.56	86,732.31	89,274.99	2,542.68	357,100.00
06310	Telephone	136.33	166.67	30.34	459.99	500.01	40.02	2,000.00
06325	Security Monitoring	4,055.30	4,058.33	3.03	12,165.90	12,174.99	9.09	48,700.00
	<b>Utilities</b>	<b>44,010.18</b>	<b>45,983.33</b>	<b>1,973.15</b>	<b>129,823.33</b>	<b>137,949.99</b>	<b>8,126.66</b>	<b>551,800.00</b>
<b>Reserve Funding</b>								
06430	Reserves: Capri Painting	.00	.00	.00	10,695.25	10,695.25	.00	42,781.00
06460	Reserves:Painting Oakmont	.00	.00	.00	48,269.25	48,269.25	.00	193,077.00
06470	Reserves:Painting Carlyle	.00	.00	.00	17,345.00	17,345.00	.00	69,380.00
06480	Reserves: Pooled Method	.00	.00	.00	27,702.50	27,702.50	.00	110,810.00
06490	Reserves: Interest	235.19	.00	(235.19)	261.46	.00	(261.46)	.00
	<b>Reserve Funding</b>	<b>235.19</b>	<b>.00</b>	<b>(235.19)</b>	<b>104,273.46</b>	<b>104,012.00</b>	<b>(261.46)</b>	<b>416,048.00</b>
	<b>TOTAL EXPENSES</b>	<b>146,439.91</b>	<b>154,627.48</b>	<b>8,187.57</b>	<b>511,177.36</b>	<b>567,894.44</b>	<b>56,717.08</b>	<b>2,271,578.00</b>
	<b>CURRENT YEAR NET INCOME/(LOSS)</b>	<b>40,734.77</b>	<b>33,004.01</b>	<b>7,730.76</b>	<b>55,987.67</b>	<b>.03</b>	<b>55,987.64</b>	<b>.00</b>