

GRAND ISLES MASTER HOMEOWNERS ASSOCIATION, INC.

FINANCIAL STATEMENTS

For the Year Ended December 31, 2022



GRAND ISLES MASTER HOMEOWNERS ASSOCIATION, INC.

FINANCIAL STATEMENTS

For the Year Ended December 31, 2022

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INDEPENDENT AUDITOR'S REPORT

To the Board of Directors
Grand Isles Master Homeowners Association, Inc.
Wellington, FL

Opinion

We have audited the accompanying financial statements of Grand Isles Master Homeowners Association, Inc., which comprise the balance sheet as of December 31, 2022, and the related statements of revenues and expenses and changes in fund balance and cash flows for the year then ended, and the related notes to the financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Grand Isles Master Homeowners Association, Inc. as of December 31, 2022, and the results of its operations and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Grand Isles Master Homeowners Association, Inc. and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Grand Isles Master Homeowners Association, Inc.'s ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

To the Board of Directors
Grand Isles Master Homeowners Association, Inc.
Wellington, FL

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Grand Isles Master Homeowners Association, Inc.'s internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Grand Isles Master Homeowners Association, Inc.'s ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Report on Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The schedule of operating fund expenses, schedule of operating fund revenues and expenses-budget vs. actual-Master, and schedule of operating fund revenues and expenses-budget vs. actual-Carmel are presented for purposes of additional analysis and is not a required part of the financial statements. Such information is the responsibility of the Association's management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

Omission of Required Supplementary Information about Future Major Repairs and Replacements

Management has omitted the supplementary information on future major repairs and replacements that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Financial Accounting Standards Board, which considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinion on the basic financial statements is not affected by this missing information.

Gladstone & Company, LLC

Gladstone & Company, LLC
Certified Public Accountants
Sunrise, Florida
March 4, 2023

GRAND ISLES MASTER HOMEOWNERS ASSOCIATION, INC.
BALANCE SHEET
December 31, 2022

	Operating Fund	Replacement Fund	Total
ASSETS			
Cash and Cash Equivalents	\$ 121,168	\$ 235,031	\$ 356,199
Certificate of Deposit	-	102,588	102,588
Member Assessments Receivable (Net of Allowance for Bad Debt of \$4,817)	15,970	-	15,970
Prepaid Insurance	90,352	-	90,352
Prepaid Expenses	3,859	-	3,859
 Total Assets	 \$ 231,349	 \$ 337,619	 \$ 568,968

LIABILITIES AND FUND BALANCE

LIABILITIES			
Accounts Payable and Accrued Expenses	\$ 46,568	\$ 22,680	\$ 69,248
Insurance Payable	81,014	-	81,014
Prepaid Member Assessments	80,952	-	80,952
Contract Liabilities	-	309,779	309,779
 Total Liabilities	 208,534	 332,459	 540,993
 FUND BALANCE (DEFICIT)			
Master	28,644	3,818	32,462
Carmel	(5,829)	872	(4,957)
 Total Fund Balance	 22,815	 5,160	 27,975
 Total Liabilities and Fund Balance	 \$ 231,349	 \$ 337,619	 \$ 568,968

The accompanying notes are an integral part of these financial statements.

GRAND ISLES MASTER HOMEOWNERS ASSOCIATION, INC.
STATEMENT OF REVENUES AND EXPENSES AND CHANGES IN FUND BALANCE
For the Year Ended December 31, 2022

	Operating Fund	Replacement Fund	Total
REVENUES			
Member Assessments	\$ 1,091,345	\$ 223,834	\$ 1,315,179
Median Maintenance Income	7,885	-	7,885
Less: Bad Debt Expense	(4,000)	-	(4,000)
Total Member Assessments	1,095,230	223,834	1,319,064
Late Fees and Owner Interest Income	12,424	-	12,424
Fines	2,475	-	2,475
Legal Fee Recovery	3,494	-	3,494
Orientation Fees	4,350	-	4,350
Gate Card Income and Pool Key Income	10,305	-	10,305
Rental Home Contribution	3,450	-	3,450
Interest Income	24	50	74
	1,131,752	223,884	1,355,636
EXPENSES			
Administrative	256,691	-	256,691
Contract Services	572,646	-	572,646
Repairs and Maintenance	98,529	-	98,529
Grounds Maintenance	91,947	-	91,947
Utilities	100,784	-	100,784
Carmel Expenses	90,218	-	90,218
Replacement Fund Expenses	-	223,834	223,834
	1,210,815	223,834	1,434,649
Excess (Deficiency) of Revenues over Expenses	(79,063)	50	(79,013)
Fund Balance - Beginning of Year	101,878	5,110	106,988
Fund Balance - End of Year	\$ 22,815	\$ 5,160	\$ 27,975

The accompanying notes are an integral part of these financial statements.

GRAND ISLES MASTER HOMEOWNERS ASSOCIATION, INC.
STATEMENT OF CASH FLOWS
For the Year Ended December 31, 2022

	Operating Fund	Replacement Fund	Total
CASH FLOWS FROM OPERATING ACTIVITIES			
Excess (Deficiency) of Revenues over Expenses	\$ (79,063)	\$ 50	\$ (79,013)
Adjustments to Reconcile Excess (Deficiency) of Revenues over Expenses to Net Cash Provided by (Used in) Operating Activities:			
(Increase) Decrease in Assets:			
Member Assessments Receivables, Net	3,267	-	3,267
Prepaid Insurance	(87,572)	-	(87,572)
Prepaid Expenses	945	-	945
Increase (Decrease) in Liabilities:			
Accounts Payable and Accrued Expenses	13,329	22,680	36,009
Prepaid Member Assessments	(20,138)	-	(20,138)
Contract Liabilities	<u>-</u>	<u>107,793</u>	<u>107,793</u>
Net Cash Provided by (Used in) Operating Activities	<u>(169,232)</u>	<u>130,523</u>	<u>(38,709)</u>
CASH FLOWS FROM INVESTING ACTIVITIES			
(Acquisitions) of Certificates of Deposit, Net of Redemption	<u>-</u>	<u>(29)</u>	<u>(29)</u>
Net Cash (Used in) Investing Activities	<u>-</u>	<u>(29)</u>	<u>(29)</u>
CASH FLOWS FROM FINANCING ACTIVITIES			
Proceeds from Insurance Loan Payable, Net of Repayments	<u>81,014</u>	<u>-</u>	<u>81,014</u>
Net Cash Provided by Financing Activities	<u>81,014</u>	<u>-</u>	<u>81,014</u>
Net Increase (Decrease) in Cash and Cash Equivalents	(88,218)	130,494	42,276
Cash and Cash Equivalents - Beginning of Year	<u>209,386</u>	<u>104,537</u>	<u>313,923</u>
Cash and Cash Equivalents - End of Year	<u>\$ 121,168</u>	<u>\$ 235,031</u>	<u>\$ 356,199</u>
SUPPLEMENTAL INFORMATION			
Income Taxes Paid	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Interest Paid	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

The accompanying notes are an integral part of these financial statements.

GRAND ISLES MASTER HOMEOWNERS ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS
December 31, 2022

NOTE A - NATURE OF ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

1. Organization - Grand Isles Master Homeowners Association, Inc. (the "Association"), was incorporated as a not-for-profit corporation on March 22, 1996, in the State of Florida for the purpose of maintaining and preserving the common areas of the Association. Grand Isles Master Homeowners Association, Inc. consists of 611 residential units located in Wellington, Florida.

The community of Carmel, consisting of 183 residential units, is a subdivision within the Grand Isles Master Homeowners Association, Inc. Their monthly maintenance assessments include specific recreation area amenities (pool, etc.) that are for the sole benefit of Carmel owners.

2. Fund Accounting - The Association's governing documents provide certain guidelines for governing its financial activities. To ensure observance of limitations and restrictions on the use of financial resources, the Association maintains its accounts using fund accounting. Financial resources are classified for accounting and reporting purposes in the following funds established according to their nature and purpose:

Operating Fund - This fund is used to account for financial resources available for the general operations of the Association.

Replacement Fund - This fund is used to accumulate financial resources designated for future major repairs and replacements.

3. Basis of Accounting - The books and records are maintained on the accrual basis of accounting which recognizes revenues when earned, regardless of when received, and expenses when incurred, regardless of when paid, which is in accordance with accounting principles generally accepted in the United States of America.

4. Member Assessments - Association members are subject to monthly assessments to provide funds for the Association's operating expenses and major repairs and replacements. Assessment revenue is recognized as the related performance obligations are satisfied at transaction amounts expected to be collected. The Association's performance obligations related to its operating assessments are satisfied over time on a daily pro-rata basis using the input method. The performance obligations related to the replacement fund assessments are satisfied when these funds are expended for their designated purpose.

Assessments receivable at the balance sheet date are stated at the amounts expected to be collected from outstanding assessments from unit owners. The Association's policy is to retain legal counsel and place liens on the properties of owners whose assessments are delinquent, in accordance with the Association's late fee policy. Any excess assessments at year end are retained by the Association for reduction of member assessments in future years. At December 31, 2022, the Association had delinquent assessments of \$20,787, and has therefore, set up an allowance for uncollectible accounts.

The Association treats uncollectible assessments as variable consideration. Methods, inputs, and assumptions used to evaluate whether an estimate of variable consideration is constrained include consideration of past experience and susceptibility to factors outside the Association's control. The balances of assessments receivable, net of allowance for bad debt, as of the beginning and end of the year are \$19,237 and \$15,970, respectively.

5. Interest Income - The Board of Directors' policy is to allocate to the operating and replacement funds all interest earned on their respective cash and cash equivalent and investment accounts.

GRAND ISLES MASTER HOMEOWNERS ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS (Continued)
December 31, 2022

NOTE A - NATURE OF ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

6. Use of Estimates in the Preparation of Financial Statements - The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.
7. Recognition of Assets and Depreciation Policy - Real and personal common property acquired by the original homeowners from the developer and related improvements to such property are not recognized on the Association's financial statements because those properties are owned by the individual unit owners in common and not by the Association.
8. Cash and Cash Equivalents - For purposes of the December 31, 2022 balance sheets and statements of cash flows for the year then ended, the Association considers all highly liquid investments purchased with original maturities of three months or less to be cash equivalents
9. Income Taxes - The Association's policy is to record interest expense or penalties related to income tax in operating expenses. For the year ended December 31, 2022, no interest or penalties were paid or accrued.

The Association may be taxed either as a homeowners association or as a regular corporation. This election is made annually taking into account the best interest of the Association. For the year ended December 31, 2022, the Association elected to file as a homeowners' association in accordance with Internal Revenue Code Section 528. Under that Section, the Association excludes from taxation exempt function income, which generally consists of revenue from assessments to owners. The Association's investment income and other nonexempt income are subject to tax at a rate of 30%, net of any applicable expenses.

Accounting principles generally accepted in the United States of America require management to evaluate tax positions taken by the Association and recognize a tax liability if the Association has taken an uncertain position that more likely than not would not be sustained upon examination by the IRS. Management has analyzed the tax positions taken by the Association and has concluded that as of December 31, 2022, there are no uncertain positions taken or expected to be taken that would require recognition of a liability or disclosure in the financial statements. Under federal and state income tax laws, an entity's income tax returns are subject to examination by the applicable taxing authorities; however, there are currently no examinations for any tax periods in progress. The Association's management believes it is no longer subject to income tax examinations for years prior to 2019.

10. Concentration of Credit Risk - Financial instruments which potentially subject the Association to concentrations of credit risk are primarily cash and assessments receivable. The Association invests its excess cash in both deposits and high-quality short-term liquid money market instruments with major financial institutions, and the carrying value approximates market value. The Association has not experienced losses related to these investments. The Association believes it is not exposed to any significant credit risk on cash and assessments receivable.

11. Comprehensive Income - ASC 220 (formerly SFAS No. 130) requires "a full set of general-purpose financial statements to be expanded to include the reporting of comprehensive income." Comprehensive income is comprised of two components, net income and other comprehensive income. For the year ended December 31, 2022, there were no items that qualify as other comprehensive income.

GRAND ISLES MASTER HOMEOWNERS ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS (Continued)
December 31, 2022

NOTE A - NATURE OF ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

12. Fair Value of Financial Instruments - The carrying amounts of cash, receivables, and payables approximate their fair values due to their short-term maturities.

13. Contract Liabilities - The Association recognizes revenue from members as the related performance obligations are satisfied. A contract liability is recorded when the Association has the right to receive payment in advance of the satisfaction of performance obligations related to replacement reserve assessments. The balances of contract liabilities as of the beginning and end of the year are \$201,986 and \$309,779, respectively.

NOTE B - REPLACEMENT FUND

The Association has established reserves. Accumulated funds are held in separate savings accounts and are generally not available for expenditures for normal operations.

The following disclosure is made in accordance with Florida Statute 720.303(6)(c)2:

THE BUDGET OF THE ASSOCIATION PROVIDES FOR LIMITED VOLUNTARY DEFERRED EXPENDITURE ACCOUNTS, INCLUDING CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE, SUBJECT TO LIMITS ON FUNDING CONTAINED IN OUR GOVERNING DOCUMENTS. BECAUSE THE OWNERS HAVE NOT ELECTED TO PROVIDE FOR RESERVE ACCOUNTS PURSUANT TO SECTION 720.303(6), FLORIDA STATUTES, THESE FUNDS ARE NOT SUBJECT TO THE RESTRICTIONS ON USE OF SUCH FUNDS SET FORTH IN THAT STATUTE, NOR ARE RESERVES CALCULATED IN ACCORDANCE WITH THAT STATUTE.

The activity in the replacement fund was as follows:

Components	Fund Balance 01/01/22	Contract Liabilities Balance 01/01/22	Budgeted Assessments	Interest Income	Expenses	Contract Liabilities Balance 12/31/22	Fund Balance 12/31/22
MASTER							
General	\$ -	\$ 171,118	\$ 318,565	\$ -	\$ (202,189)	\$ 287,494	\$ -
Capital Improvements / Emergency	-	-	-	-	-	-	-
Storm Damage / Insurance Deductible	-	-	-	-	-	-	-
Interest Income	4,144	-	-	40	-	-	4,184
	<u>4,144</u>	<u>171,118</u>	<u>318,565</u>	<u>40</u>	<u>(202,189)</u>	<u>287,494</u>	<u>4,184</u>
CARMEL							
General	-	30,868	13,062	-	(21,645)	22,285	-
Capital Improvements / Emergency	-	-	-	-	-	-	-
Interest Income	966	-	-	10	-	-	976
	<u>966</u>	<u>30,868</u>	<u>13,062</u>	<u>10</u>	<u>(21,645)</u>	<u>22,285</u>	<u>976</u>
Totals	<u>\$ 5,110</u>	<u>\$ 201,986</u>	<u>\$ 331,627</u>	<u>\$ 50</u>	<u>\$ (223,834)</u>	<u>\$ 309,779</u>	<u>\$ 5,160</u>

GRAND ISLES MASTER HOMEOWNERS ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS (Continued)
December 31, 2022

NOTE B - REPLACEMENT FUND (Continued)

Pursuant to FASB ASC 606, the Association recognizes replacement fund revenue from members as the related performance obligations are satisfied. For the year ended December 31, 2022, the Association recognized \$223,834 of member assessment revenue.

The Board of Directors had a study conducted by professional engineers in May 2017 to estimate the remaining useful lives and the replacement costs of the components of common property. Actual expenditures may vary from the estimated future expenditures, and the variations may be material. Therefore, amounts accumulated in the replacement fund may not be adequate to meet all future needs. If additional funds are needed, the Association has the right to increase regular assessments, pass special assessments, or delay major repairs and replacements until funds are available. Accordingly, the funding requirements of \$331,627 and \$338,062 have been included in the 2022 and 2023 budgets, respectively.

NOTE C - ASSOCIATION INSURANCE DEDUCTIBLES

Common property of the Association is located in Florida, an area proven geographically prone to hurricanes. The Association's insurance policies define deductibles and exclusions which will yield uncovered costs if common property damage claims occur. If additional funds are needed to replace or repair common property, the Association has the right, subject to governing documents, to increase regular assessments, pass special assessments, borrow funds or delay major repairs and replacements until funds are available.

NOTE D - CERTIFICATE OF DEPOSIT

At December 31, 2022, the Association had \$102,588 in a 0.25% certificate of deposit with a maturity date in 2023. It is the intent of the Association to hold this certificate until maturity. If this certificate is liquidated prior to maturity, it would be subject to market fluctuations and possibly early withdrawal penalties.

NOTE E - OTHER COMMITMENTS AND CONTINGENCIES

The Association has contracted with various vendors for various services to maintain the common property related to certain administrative, building operations and maintenance, and contract expenses. These contracts are approved, as necessary, by the Board of Directors and have varying expiration dates and renewal terms.

NOTE F - LEGAL MATTERS

The Association was involved in litigation seeking declaratory and injunctive relief concerning the enforcement of the Association's commercial vehicle restriction. The Association vigorously contested the matter which was scheduled for non-jury trial in February 2023. The matter resolved by settlement before trial and an agreed order dismissing the case with prejudice and confirming settlement was entered by the court on January 10, 2023.

The Association is a party to various legal actions normally associated with homeowner associations, such as the collection of delinquent assessments and covenant compliance matters, the aggregate effect of which, in management's opinion, would not be material to the future financial condition of the Association.

GRAND ISLES MASTER HOMEOWNERS ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS (Continued)
December 31, 2022

NOTE G - DATE OF MANAGEMENT'S REVIEW

In preparing the financial statements, the Association has evaluated events and transactions for potential recognition or disclosure through March 4, 2023, the date that the financial statements were available to be issued.

SUPPLEMENTARY INFORMATION

GRAND ISLES MASTER HOMEOWNERS ASSOCIATION, INC.
 SUPPLEMENTARY INFORMATION
 SCHEDULE OF OPERATING FUND EXPENSES
 For the Year Ended December 31, 2022

EXPENSES

ADMINISTRATIVE

Bank Fees	\$ 210
Community Activities	14,108
Coupon Expense	2,173
Insurance	69,310
Licenses and Fees	975
Miscellaneous	4,325
Office Expense	13,411
Professional Fees	149,799
Web Hosting	<u>2,380</u>

Total Administrative	<u>256,691</u>
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CONTRACT SERVICES

Gatehouse Attendants	179,476
Holiday Lights	12,333
Janitorial Service	45,980
Lake Maintenance	29,670
Landscaping Maintenance	116,400
Management Fees	104,484
Mulching	24,625
Pest Control	1,500
Pool Maintenance and Repairs	24,838
Sheriff Patrols	<u>33,340</u>

Total Contract Services	<u>572,646</u>
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GRAND ISLES MASTER HOMEOWNERS ASSOCIATION, INC.
SUPPLEMENTARY INFORMATION
SCHEDULE OF OPERATING FUND EXPENSES (Continued)
For the Year Ended December 31, 2022

EXPENSES (Continued)

REPAIRS and MAINTENANCE

Air Conditioning	825
Fire Safety	2,579
Fitness Center	973
Gate	50,685
General	18,181
Golf Cart	2,051
Irrigation Maintenance	8,280
Lighting Electrical	2,085
Storm Drain	7,100
Pressure Cleaning	<u>5,770</u>

Total Repairs and Maintenance	<u>98,529</u>
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GROUNDS MAINTENANCE

Ficus Hedge Replacements	7,850
Hardwood Trimming	14,500
Landscape Extra / Whitefly	8,500
Landscape Replacement	36,147
Tree Trimming Replacement	<u>24,950</u>

Total Grounds Maintenance	<u>91,947</u>
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UTILITIES

Electricity	66,916
Telephone and Internet	29,511
Trash	921
Water and Sewer	<u>3,436</u>

Total Utilities	<u>100,784</u>
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GRAND ISLES MASTER HOMEOWNERS ASSOCIATION, INC.
SUPPLEMENTARY INFORMATION
SCHEDULE OF OPERATING FUND EXPENSES (Continued)
For the Year Ended December 31, 2022

EXPENSES (Continued)

CARMEL EXPENSES

Irrigation Maintenance	17,370
Landscape Maintenance	60,600
Pest Control	1,920
Pool Maintenance and Repairs	<u>10,328</u>

Total Carmel Expenses 90,218

TOTAL EXPENSES \$ 1,210,815

GRAND ISLES MASTER HOMEOWNERS ASSOCIATION, INC.
SUPPLEMENTARY INFORMATION
MASTER
SCHEDULE OF OPERATING FUND REVENUES AND EXPENSES - BUDGET VS. ACTUAL
For the Year Ended December 31, 2022

	Operating Fund	Budget (Unaudited)	Variance (Unaudited)
REVENUES			
Member Assessments	\$ 1,001,195	\$ 1,001,195	\$ -
Median Maintenance Income	7,885	7,885	-
Less: Bad Debt Expense	(4,000)	(4,000)	-
Total Member Assessments	1,005,080	1,005,080	-
Late Fees and Owner Interest Income	12,424	8,300	4,124
Fines	2,475	1,000	1,475
Legal Fee Recovery	3,494	1,000	2,494
Orientation Fees	4,350	3,500	850
Gate Card and Pool Key Income	10,305	4,000	6,305
Rental Home Contribution	3,450	3,000	450
Interest Income	24	20	4
Total Revenues	<u>1,041,602</u>	<u>1,025,900</u>	<u>15,702</u>
EXPENSES			
ADMINISTRATIVE			
Bank Fees	210	200	(10)
Community Activities	14,108	25,000	10,892
Coupon Expense	2,173	2,500	327
Insurance	69,310	67,000	(2,310)
Licenses and Fees	975	500	(475)
Miscellaneous	4,325	9,000	4,675
Office Expense	13,411	7,000	(6,411)
Operating Budget Shortfall	-	40,000	40,000
Professional Fees	149,799	27,000	(122,799)
Web Hosting	2,380	3,000	620
Total Administrative	<u>256,691</u>	<u>181,200</u>	<u>(75,491)</u>
CONTRACT SERVICES			
Gatehouse Attendants	179,476	180,200	724
Holiday Lights	12,333	8,700	(3,633)
Janitorial Service	45,980	45,000	(980)
Lake Maintenance	29,670	38,800	9,130
Landscaping Maintenance	116,400	120,000	3,600
Management Fees	104,484	107,000	2,516
Mulching	24,625	27,000	2,375
Pest Control	1,500	1,700	200
Pool Maintenance and Repairs	24,838	15,000	(9,838)
Sheriff Patrols	33,340	52,000	18,660
Total Contract Services	<u>572,646</u>	<u>595,400</u>	<u>22,754</u>

GRAND ISLES MASTER HOMEOWNERS ASSOCIATION, INC.

SUPPLEMENTARY INFORMATION

MASTER

SCHEDULE OF OPERATING FUND REVENUES AND EXPENSES - BUDGET VS. ACTUAL (Continued)

For the Year Ended December 31, 2022

	Operating Fund	Budget (Unaudited)	Variance (Unaudited)
EXPENSES (Continued)			
REPAIRS and MAINTENANCE			
Air Conditioning	825	1,000	175
Fire Safety	2,579	1,200	(1,379)
Fitness Center	973	4,000	3,027
Gate	50,685	25,000	(25,685)
General	18,181	20,000	1,819
Golf Cart	2,051	1,500	(551)
Guardhouse	-	1,000	1,000
Irrigation Maintenance	8,280	8,000	(280)
Lighting Electrical	2,085	2,500	415
Pressure Cleaning	5,770	15,000	9,230
Road and Sign	7,100	5,000	(2,100)
	<u>98,529</u>	<u>84,200</u>	<u>(14,329)</u>
Total Repairs and Maintenance			
GROUND MAINTENANCE			
Ficus Hedge Replacements	7,850	8,000	150
Hardwood Trimming	14,500	14,500	-
Landscape Extra / Whitefly	8,500	4,000	(4,500)
Landscape Replacement	36,147	35,000	(1,147)
Tree Trimming Replacement	24,950	23,200	(1,750)
	<u>91,947</u>	<u>84,700</u>	<u>(7,247)</u>
Total Grounds Maintenance			
UTILITIES			
Electricity	66,916	55,000	(11,916)
Telephone and Internet	29,511	20,000	(9,511)
Trash	921	1,900	979
Water and Sewer	3,436	3,500	64
	<u>100,784</u>	<u>80,400</u>	<u>(20,384)</u>
Total Utilities			
Total Expenses	<u>1,120,597</u>	<u>1,025,900</u>	<u>(94,697)</u>
Excess of Revenues over Expenses	(78,995)	<u>\$ -</u>	<u>\$ (78,995)</u>
Fund Balance - Beginning of Year	<u>107,639</u>		
Fund Balance - End of Year	<u>\$ 28,644</u>		

GRAND ISLES MASTER HOMEOWNERS ASSOCIATION, INC.
 SUPPLEMENTARY INFORMATION
 CARMEL
 SCHEDULE OF OPERATING FUND REVENUES AND EXPENSES - BUDGET VS. ACTUAL
 For the Year Ended December 31, 2022

	<u>Operating Fund</u>	<u>Budget (Unaudited)</u>	<u>Variance (Unaudited)</u>
REVENUES			
Member Assessments - Carmel	\$ 90,150	\$ 90,150	-
Total Revenues	<u>90,150</u>	<u>90,150</u>	<u>-</u>
EXPENSES			
Irrigation Maintenance	17,370	8,000	(9,370)
Landscape Maintenance	60,600	66,400	5,800
Pest Control	1,920	750	(1,170)
Pool Maintenance and Repairs	<u>10,328</u>	<u>15,000</u>	<u>4,672</u>
Total Expenses	<u>90,218</u>	<u>90,150</u>	<u>(68)</u>
Excess (Deficiency) of Revenues over Expenses	(68)	<u>\$ -</u>	<u>\$ (68)</u>
Fund Balance (Deficit) - Beginning of Year	<u>(5,761)</u>		
Fund Balance (Deficit) - End of Year	<u>\$ (5,829)</u>		