



Financial Report Package

06/30/2021

Prepared for

Esplanade by the Islands Community
Association, Inc.

By

Evergreen Lifestyles Management

Esplanade by the Islands Community Association, Inc.

Balance Sheet as of 6/30/2021

Asset	Operating	Reserve	Total
Asset			
10-1000-000 - Cash-Operating-CIT Bank 1774	\$41,634.12		\$41,634.12
10-1030-000 - Cash-Debit Card-CIT Bank 5850	\$798.88		\$798.88
10-1210-000 - Accounts Receivable	\$15.00		\$15.00
10-1355-000 - Due to Reserve from Operating		\$1,022.91	\$1,022.91
10-1910-000 - Utility Deposits	\$2,000.00		\$2,000.00
Total Asset	\$44,448.00	\$1,022.91	\$45,470.91
Total Asset	\$44,448.00	\$1,022.91	\$45,470.91
Liability / Equity			
Liability			
20-2210-000 - Accounts Payable	\$121,735.60		\$121,735.60
20-2220-000 - Accrued Expenses	\$510.68		\$510.68
20-2230-000 - Prepaid Assessments	\$5,788.66		\$5,788.66
20-2236-000 - Loan/Deficit Funding - Taylor Morrison	\$229,102.89		\$229,102.89
20-2250-000 - Due to Reserve from Operating	\$1,022.91		\$1,022.91
20-2600-000 - Loan Payable- TM	\$169,422.42		\$169,422.42
Total Liability	\$527,583.16		\$527,583.16
Equity			
30-3020-000 - Reserves - Pooled		\$1,022.91	\$1,022.91
30-3509-000 - Prior Period Adjustments	\$3,811.09		\$3,811.09
31-3510-000 - Operating Fund Balance	(\$194,588.40)		(\$194,588.40)
31-3800-000 - Net Income (Loss)	(\$292,357.85)		(\$292,357.85)
Total Equity	(\$483,135.16)	\$1,022.91	(\$482,112.25)
Total Liability / Equity	\$44,448.00	\$1,022.91	\$45,470.91

Esplanade by the Islands Community Association, Inc.

Statement of Revenues and Expenses 6/1/2021 - 6/30/2021

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
40100-001 - Assessment	6,358.34	7,915.91	(1,557.57)	8,449.85	47,495.46	(39,045.61)	94,991.00
40101-001 - Reserve Assessment	930.17	392.08	538.09	1,042.44	2,352.48	(1,310.04)	4,705.00
40102-001 - Landscape Benefit	3,287.41	4,111.25	(823.84)	4,662.69	24,667.50	(20,004.81)	49,335.00
40108-002 - Social Income	30.00	100.00	(70.00)	30.00	600.00	(570.00)	1,200.00
40141-001 - Bank Interest-Operating	2.33	-	2.33	5.92	-	5.92	-
40142-001 - ARC Application Fee	35.00	-	35.00	70.00	-	70.00	-
40157-001 - Barcode/Fobs	75.00	-	75.00	75.00	-	75.00	-
40159-001 - Utility Deposit Interest Income	24.49	-	24.49	24.49	-	24.49	-
Total Income	10,742.74	12,519.24	(1,776.50)	14,360.39	75,115.44	(60,755.05)	150,231.00
Total Income	10,742.74	12,519.24	(1,776.50)	14,360.39	75,115.44	(60,755.05)	150,231.00

Operating Expense

Administrative

50100-001 - Accounting Annual Audit	-	1,250.00	1,250.00	-	7,500.00	7,500.00	15,000.00
50103-001 - Bank Charges/Coupon Books	4.13	95.83	91.70	9.13	574.98	565.85	1,150.00
50110-001 - Licenses	-	291.67	291.67	65.00	1,750.02	1,685.02	3,500.00
50110-002 - Music Licenses	-	527.08	527.08	-	3,162.48	3,162.48	6,325.00
50114-001 - Corporate Annual Report	-	-	-	-	62.00	62.00	62.00
50115-001 - Proximity Cards	-	166.67	166.67	-	1,000.02	1,000.02	2,000.00
50116-001 - Copier Lease & Usage	-	150.00	150.00	-	900.00	900.00	1,800.00
50117-001 - Office Expenses	-	700.00	700.00	2,350.41	4,200.00	1,849.59	8,400.00
50117-002 - Lifestyles Supplies	20.98	-	(20.98)	306.65	-	(306.65)	-
50119-001 - Personnel	14,286.88	12,060.00	(2,226.88)	66,500.51	72,360.00	5,859.49	144,720.00
50129-001 - Uniforms	-	41.67	41.67	-	250.02	250.02	500.00
50131-002 - Lifestyle Management Fees	30,000.00	6,000.00	(24,000.00)	36,000.00	36,000.00	-	72,000.00
50202-001 - IT Support	-	41.67	41.67	-	250.02	250.02	500.00
50205-001 - HOA Management Fees	500.00	6,250.00	5,750.00	8,750.00	37,500.00	28,750.00	75,000.00
50206-001 - Management Services - Schedule "A" Reimbursements	48.39	200.00	151.61	73.32	1,200.00	1,126.68	2,400.00
50211-002 - Lifestyle Newsletter	482.56	-	(482.56)	482.56	-	(482.56)	-
50223-001 - Website & Constant Contact	(1,000.00)	283.33	1,283.33	716.22	1,699.98	983.76	3,400.00
Total Administrative	44,342.94	28,057.92	(16,285.02)	115,253.80	168,409.52	53,155.72	336,757.00

Maintenance

50130-002 - Social Events	479.04	1,000.00	520.96	1,886.72	6,000.00	4,113.28	12,000.00
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Esplanade by the Islands Community Association, Inc.

Statement of Revenues and Expenses 6/1/2021 - 6/30/2021

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
50135-001 - Holiday/Amenity Decorations	-	-	-	65.25	-	(65.25)	7,800.00
50203-001 - Gate Database Management	-	1,000.00	1,000.00	2,211.95	6,000.00	3,788.05	12,000.00
50207-001 - Preserve Management Services Contract	-	1,500.00	1,500.00	-	9,000.00	9,000.00	18,000.00
50209-001 - Common Area Landscape Contract	21,521.67	23,000.00	1,478.33	129,675.02	138,000.00	8,324.98	276,000.00
50210-001 - Pond Maintenance Contract	-	1,000.00	1,000.00	-	6,000.00	6,000.00	12,000.00
50211-001 - Newsletter	316.72	416.67	99.95	1,399.67	2,500.02	1,100.35	5,000.00
50306-001 - Repairs & Maintenance - Entry Monument & Street Lights	-	100.00	100.00	-	600.00	600.00	1,200.00
50310-001 - Repairs & Maintenance - Common Area	-	1,000.00	1,000.00	-	6,000.00	6,000.00	12,000.00
50310-003 - Repairs & Maintenance - Sport Courts	-	312.50	312.50	-	1,875.00	1,875.00	3,750.00
50330-001 - Repairs & Maintenance - Gates	-	1,250.00	1,250.00	-	7,500.00	7,500.00	15,000.00
50501-001 - Repairs & Maintenance - Common Area Irrigation	-	2,000.00	2,000.00	697.58	12,000.00	11,302.42	24,000.00
50502-001 - Repairs & Maintenance - Residential Irrigation	-	1,500.00	1,500.00	959.00	9,000.00	8,041.00	18,000.00
50504-001 - Landscape Replacement	-	1,666.67	1,666.67	300.00	10,000.02	9,700.02	20,000.00
50507-001 - Common Area Tree Trimming	-	208.33	208.33	-	1,249.98	1,249.98	2,500.00
50509-001 - Mulch - Common Area	-	2,083.33	2,083.33	4.00	12,499.98	12,495.98	25,000.00
50510-001 - Residential Landscape Maintenance	4,115.70	4,111.25	(4.45)	29,999.38	24,667.50	(5,331.88)	49,335.00
50806-003 - Maintenance Contract - Sports Courts	-	375.00	375.00	-	2,250.00	2,250.00	4,500.00
Total Maintenance	26,433.13	42,523.75	16,090.62	167,198.57	255,142.50	87,943.93	518,085.00
Utilities							
50800-001 - Electric - Street Lights	2,304.36	708.33	(1,596.03)	17,308.64	4,249.98	(13,058.66)	8,500.00
50802-001 - Gas - Firepit & Grills	-	37.50	37.50	-	225.00	225.00	450.00
50803-001 - Telephone	-	150.00	150.00	-	900.00	900.00	1,800.00
50805-001 - Water & Sewer	133.39	697.92	564.53	416.72	4,187.52	3,770.80	8,375.00
50806-001 - Electric - Landscape	1,804.14	79.17	(1,724.97)	4,449.63	475.02	(3,974.61)	950.00
50812-001 - Electric - Sports Courts	-	93.75	93.75	-	562.50	562.50	1,125.00
50813-001 - Trash Disposal	-	104.16	104.16	-	624.96	624.96	1,250.00
50814-001 - Cable Service - Amenity Center	-	79.17	79.17	-	475.02	475.02	950.00
50815-001 - Electric - Amenity Center	-	875.00	875.00	1,067.97	5,250.00	4,182.03	10,500.00

Esplanade by the Islands Community Association, Inc.

Statement of Revenues and Expenses 6/1/2021 - 6/30/2021

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Total Utilities	4,241.89	2,825.00	(1,416.89)	23,242.96	16,950.00	(6,292.96)	33,900.00
Reserves							
80100-001 - Reserves Pooled	930.17	392.08	(538.09)	1,022.91	2,352.48	1,329.57	4,705.00
Total Reserves	930.17	392.08	(538.09)	1,022.91	2,352.48	1,329.57	4,705.00
Total Expense	75,948.13	73,798.75	(2,149.38)	306,718.24	442,854.50	136,136.26	893,447.00
Operating Net Total	(65,205.39)	(61,279.51)	(3,925.88)	(292,357.85)	(367,739.06)	75,381.21	(743,216.00)
Net Total	(65,205.39)	(61,279.51)	(3,925.88)	(292,357.85)	(367,739.06)	75,381.21	(743,216.00)