

**Newport Isles  
Property Owners Association, Inc.**

**April 2022 Financial**



**ADVANTAGE PROPERTY MANAGEMENT, LLC**  
1111 SE Federal Highway, Suite 100, Stuart, FL 34994  
Phone: 772.334.8900 ~ Fax: 772.288.0175

NEWPORT ISLES PROPERTY OWNERS ASSOC.  
TREASURERS REPORT FOR PERIOD ENDING APRIL 30, 2022

**CASH:**

**Operating Cash** in the South State checking account totals is \$877,211.26. April payables not paid until May are \$101,448.75, Accrued payables are \$12,388.82, APM Transfer Fee \$150, ATT Rebate of \$108,233.31, Prepaid Maintenance Fees are \$90,567.37, the net operating cash is \$564,423.01.

**Refundable Lease Deposit Cash** in the South State banks is \$386,543.78.

**Year to date income for Fines** is \$7,695.80.

**Total income revenue** (rental income, gate/key/app fees, late fees and interest by homeowners, other income) is \$4,576.00.

**Capital Contribution** to date is \$287,961.51, \$3,381.21 for the townhomes.

**Reserve Cash** in the South State, Valley National, and Seaside accounts total \$1,500,650.80.

**Current year to date expenses are as follows:**

**Common**

**Year to date expenses** are \$438,279.08. Over budgeted items included general and pool maintenance and security services. This overage is covered by additional income and maintenance fees of \$529,881.63, leaving a **SURPLUS** of \$33,275.23.

**Townhomes**

**Year to date expenses** are \$51,838.26 plus reserve funding of \$31,666.68. The over budget items include irrigation, pest control, and irrigation pump. YTD Townhome Maintenance fees are \$118,740.00. This leaves a surplus of \$35,235.06. The Townhomes have a prior year surplus of \$8,649.72. The net Townhomes Fund Balance is a **Surplus** is \$43,884.78.

**Year to Date:** Combined Revenue (Common and Townhome) for the year to date is \$648,621.63, with year to date operating expenses of \$580,117.34 and the Reserve funding of \$90,000.00. The current year to date **SURPLUS** is \$68,504.29.

**Fund Balance:**

As of 1/1/2022, the Fund Balance **SURPLUS** is \$332,487.05. The current year to date **SURPLUS** month ending April is \$68,504.29. The total Fund balance year to date is a **SURPLUS** of \$400,991.34.

**Accounts Receivable:**

As of 04/30/22, there is \$209,237.90 in arrears.

# Newport Isles POA, Inc

## FUND BALANCE SHEET

Consolidated

As of: 04/30/2022

### Assets

Account	Operating	Reserves	Total
<b>Asset</b>			
1000 Petty Cash	\$850.22	\$0.00	\$850.22
1010 Oper-South State	\$500,333.04	\$0.00	\$500,333.04
1013 Oper - SS ICS MM .05%	\$376,028.00	\$0.00	\$376,028.00
1014 Sec Dep - SS Bank MM .50%	\$117,454.06	\$0.00	\$117,454.06
1015 Sec Dep - SS ICS MM .05%	\$269,089.72	\$0.00	\$269,089.72
1051 Resv-SS- ICS MM .05%	\$0.00	\$408,750.54	\$408,750.54
1053 Resv-Valley National.20%	\$0.00	\$80,325.22	\$80,325.22
1054 Resv - Valley National .12%	\$0.00	\$142,379.21	\$142,379.21
1055 Resv-CDAR Seaside Natl Bank	\$0.00	\$51,506.82	\$51,506.82
1056 Resv-SS Debit Card	\$0.00	\$2,480.00	\$2,480.00
1057 Resv-SS ISC MM .05%	\$0.00	\$668,864.64	\$668,864.64
1058 Resv- SS MM .50%	\$0.00	\$139,230.22	\$139,230.22
1100 Accounts Receivable	\$209,237.90	\$0.00	\$209,237.90
1111 Allowance for Bad Debt	(\$118,746.77)	\$0.00	(\$118,746.77)
1200 Prepaid Insurance	\$8,630.72	\$0.00	\$8,630.72
1210 Prepaid Expenses	\$15,985.45	\$0.00	\$15,985.45
1220 Prepaid Home Depot Card	\$1,500.00	\$0.00	\$1,500.00
1300 Deposits-Utility	\$1,960.00	\$0.00	\$1,960.00
<b>Asset Total</b>	<b>\$1,382,322.34</b>	<b>\$1,493,536.65</b>	<b>\$2,875,858.99</b>
<b>Total Assets:</b>	<b>\$1,382,322.34</b>	<b>\$1,493,536.65</b>	<b>\$2,875,858.99</b>

### Liabilities

Account	Operating	Reserves	Total
<b>Liability</b>			
2100 Accounts Payable	\$101,448.75	\$0.00	\$101,448.75
2110 Accrued Payables	\$12,388.82	\$0.00	\$12,388.82
2160 Prepaid Maintenance	\$90,567.37	\$0.00	\$90,567.37
2200 Lease Refundable Deposits	\$361,436.16	\$0.00	\$361,436.16
2210 APM Transfer Fee	\$150.00	\$0.00	\$150.00
2220 ATT Rebate	\$108,233.31	\$0.00	\$108,233.31
<b>Liability Total</b>	<b>\$674,224.41</b>	<b>\$0.00</b>	<b>\$674,224.41</b>
<b>Total Liabilities:</b>	<b>\$674,224.41</b>	<b>\$0.00</b>	<b>\$674,224.41</b>

### Equity

Account	Operating	Reserves	Total
<b>Reserves</b>			
2300 Reserves-Painting/Pool/Roofs	\$0.00	\$182,298.60	\$182,298.60
2330 Reserves- Roads	\$0.00	\$972,645.93	\$972,645.93
2400 Reserves-Twnhms Paint/Roof Cln	\$0.00	\$242,068.60	\$242,068.60

<b>Account</b>	<b>Operating</b>	<b>Reserves</b>	<b>Total</b>
2500 Reserves-Capital Improvement	\$0.00	\$103,637.67	\$103,637.67
<b>Reserves Total</b>	<b>\$0.00</b>	<b>\$1,500,650.80</b>	<b>\$1,500,650.80</b>
<b>Members Equity</b>			
3700 Capital Contributions	\$287,961.51	\$0.00	\$287,961.51
3701 Capital Contributions-TH	\$3,381.21	\$0.00	\$3,381.21
3710 Beginning Fund Balance	\$332,487.05	\$0.00	\$332,487.05
3711 TH Surplus	\$8,649.72	\$0.00	\$8,649.72
<b>Members Equity Total</b>	<b>\$632,479.49</b>	<b>\$0.00</b>	<b>\$632,479.49</b>
Current Year Net Income/(Loss)	\$68,504.29	\$0.00	\$68,504.29
<b>Total Equity:</b>	<b>\$700,983.78</b>	<b>\$1,500,650.80</b>	<b>\$2,201,634.58</b>
<b>Total Liabilities &amp; Equity</b>	<b>\$1,375,208.19</b>	<b>\$1,500,650.80</b>	<b>\$2,875,858.99</b>

# Newport Isles POA, Inc

## RESERVE STATEMENT

Start: 04/01/2022 | End: 04/30/2022

Account	Beginning Balance	Allocations	Disbursements	Closing Balance
Reserves				
2300-000 Reserves-Roof	\$131,992.54	\$0.00	\$0.00	\$131,992.54
<b>2300-001 Reserves-Roof - Funding</b>	<b>\$46,250.01</b>	<b>\$3,750.00</b>	<b>\$0.00</b>	<b>\$50,000.01</b>
2300-003 Reserves-Roof - Interest	\$306.05	\$0.00	\$0.00	\$306.05
<b>2330-000 Reserves-Pool - Cost Center 000</b>	<b>\$798,999.22</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$798,999.22</b>
2330-001 Reserves-Pool - Funding	\$162,499.98	\$10,833.33	\$0.00	\$173,333.31
<b>2330-003 Reserves-Pool - Interest</b>	<b>\$313.40</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$313.40</b>
2400-000 Reserves-Twnhms Paint/Roof Clin	\$60,745.05	\$0.00	\$0.00	\$60,745.05
<b>2400-001 Reserves-Twnhms Paint/Roof Clin - Funding</b>	<b>\$173,750.01</b>	<b>\$7,916.67</b>	<b>\$0.00</b>	<b>\$181,666.68</b>
2400-002 Reserves-Twnhms Paint/Roof Clin - Disbursement	(\$396.74)	\$0.00	\$0.00	(\$396.74)
<b>2400-003 Reserves-Twnhms Paint/Roof Clin - Interest</b>	<b>\$53.61</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$53.61</b>
2500-000 Reserves-Capital Improvement	\$22,358.87	\$0.00	\$0.00	\$22,358.87
<b>2500-001 Reserves-Capital Improvement</b>	<b>\$145,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$145,000.00</b>
2500-002 Reserves-Capital Improvement	(\$320,853.70)	\$7,114.15	\$0.00	(\$313,739.55)
<b>2500-003 Reserves-Capital Improvement</b>	<b>\$18.35</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$18.35</b>
2500-004 Reserves-Capital Improvement - Transfer from Surplus	\$250,000.00	\$0.00	\$0.00	\$250,000.00
<b>Total Reserves</b>	<b>\$1,471,036.65</b>	<b>\$29,614.15</b>	<b>\$0.00</b>	<b>\$1,500,650.80</b>
Total	\$1,471,036.65	\$29,614.15	\$0.00	\$1,500,650.80

**Newport Isles POA, Inc**  
**INCOME STATEMENT**  
Consolidated  
Start: 04/01/2022 | End: 04/30/2022  
**Income**

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
4010 Maintenance Fees	122,807.50	128,980.50	(6,173.00)	491,190.16	515,922.00	(24,731.84)	1,547,766.00
4020 Maintenance-Townhomes	29,685.00	27,268.33	2,416.67	118,740.00	109,073.32	9,666.68	327,220.00
4030 ATT Rebate	1,591.67	1,591.67	0.00	6,366.68	6,366.68	0.00	19,100.00
4150 Fine Income	200.00	0.00	200.00	7,695.80	0.00	7,695.80	0.00
4200 Gate/Key Income	0.00	833.33	(833.33)	1,620.00	3,333.32	(1,713.32)	10,000.00
4250 Late Fees	0.00	416.67	(416.67)	(119.81)	1,666.68	(1,786.49)	5,000.00
4300 Interest Income	0.00	500.00	(500.00)	0.00	2,000.00	(2,000.00)	6,000.00
4320 Owner Interest	0.00	250.00	(250.00)	(17.99)	1,000.00	(1,017.99)	3,000.00
4400 Other Income	2,076.00	0.00	2,076.00	7,554.48	0.00	7,554.48	0.00
4450 Other Income	0.00	666.67	(666.67)	4,392.31	2,666.68	1,725.63	8,000.00
4500 Lease/Sales	2,500.00	2,500.00	0.00	11,200.00	10,000.00	1,200.00	30,000.00
<b>Income Total</b>	<b>158,860.17</b>	<b>163,007.17</b>	<b>(4,147.00)</b>	<b>648,621.63</b>	<b>652,028.68</b>	<b>(3,407.05)</b>	<b>1,956,086.00</b>
<b>Total Income</b>	<b>158,860.17</b>	<b>163,007.17</b>	<b>(4,147.00)</b>	<b>648,621.63</b>	<b>652,028.68</b>	<b>(3,407.05)</b>	<b>1,956,086.00</b>

**Expense**

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>General &amp; Administrative</b>							
5010 Management Fee	13,383.08	13,383.08	0.00	46,346.42	53,532.32	7,185.90	160,597.00
5020 Accounting/Audit	0.00	341.67	341.67	0.00	1,366.68	1,366.68	4,100.00
5030 Additional Staff	850.50	3,916.67	3,066.17	4,447.41	15,666.68	11,219.27	47,000.00
5050 Legal/Professional	0.00	2,500.00	2,500.00	2,987.52	10,000.00	7,012.48	30,000.00
5100 Insurance	3,641.61	4,000.00	358.39	14,887.44	16,000.00	1,112.56	48,000.00
5110 Insurance-D&O	484.72	516.67	31.95	1,938.88	2,066.68	127.80	6,200.00
5200 Office Expense	821.33	250.00	(571.33)	9,402.79	1,000.00	(8,402.79)	3,000.00
5210 Copy Machine & Maintenance	206.84	375.00	168.16	928.46	1,500.00	571.54	4,500.00
5230 Meetings/Newsletters	136.20	208.33	72.13	272.40	833.32	560.92	2,500.00
5250 Postage	780.14	333.33	(446.81)	2,074.50	1,333.32	(741.18)	4,000.00
5310 Corporate Annual Report	0.00	5.17	5.17	0.00	20.68	20.68	62.00
5320 Lic/Fees/Permits	0.00	62.50	62.50	80.00	250.00	170.00	750.00
<b>General &amp; Administrative Total</b>	<b>20,304.42</b>	<b>25,892.42</b>	<b>5,588.00</b>	<b>83,365.82</b>	<b>103,569.68</b>	<b>20,203.86</b>	<b>310,709.00</b>

<b>Utilities</b>							
5510 Electric	7,724.57	8,333.33	608.76	39,673.53	33,333.32	(6,340.21)	100,000.00
5520 Water & Sewer	498.34	500.00	1.66	2,896.66	2,000.00	(896.66)	6,000.00
5550 Trash Removal	227.91	275.00	47.09	911.64	1,100.00	188.36	3,300.00
5710 Telephone	203.11	616.67	413.56	1,812.07	2,466.68	654.61	7,400.00
5740 Internet	30,519.05	28,882.17	(1,636.88)	117,698.11	115,528.68	(2,169.43)	346,586.00
<b>Utilities Total</b>	<b>39,172.98</b>	<b>38,607.17</b>	<b>(565.81)</b>	<b>162,992.01</b>	<b>154,428.68</b>	<b>(8,563.33)</b>	<b>463,286.00</b>

<b>Building &amp; Equipment</b>							
5750 Maintenance Service/Repairs	723.40	1,250.00	526.60	7,318.21	5,000.00	(2,318.21)	15,000.00
5760 Maintenance Supplies	1,176.85	833.33	(343.52)	3,597.48	3,333.32	(264.16)	10,000.00
5780 Maintenance Labor	4,667.63	5,916.67	1,249.04	26,008.64	23,666.68	(2,341.96)	71,000.00
5790 Janitorial Supplies	423.36	166.67	(256.69)	720.76	666.68	(54.08)	2,000.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
5800 Community Activities	4,891.66	2,083.33	(2,808.33)	6,585.66	8,333.32	1,747.66	25,000.00
5810 Lifeguards	324.00	4,166.67	3,842.67	324.00	16,666.68	16,342.68	50,000.00
5820 Fitness Equip Repr/Maint.	0.00	175.00	175.00	574.59	700.00	125.41	2,100.00
5830 Cleaning Services	2,000.00	1,000.00	(1,000.00)	3,602.41	4,000.00	397.59	12,000.00
5840 Holiday Lighting	0.00	1,500.00	1,500.00	0.00	6,000.00	6,000.00	18,000.00
5850 Pest Cntrl Clbse/Grd/Cab	0.00	266.67	266.67	2,245.00	1,066.68	(1,178.32)	3,200.00
6000 Pool Maintenance	4,490.00	2,083.33	(2,406.67)	13,445.00	8,333.32	(5,111.68)	25,000.00
<b>Building &amp; Equipment Total</b>	<b>18,696.90</b>	<b>19,441.67</b>	<b>744.77</b>	<b>64,421.75</b>	<b>77,766.68</b>	<b>13,344.93</b>	<b>233,300.00</b>
<b>Grounds</b>							
6250 Lawn Maintenance	3,740.00	4,250.00	510.00	11,960.00	17,000.00	5,040.00	51,000.00
6270 Shrubs & Tree Replacement	0.00	250.00	250.00	402.50	1,000.00	597.50	3,000.00
6290 Irrigation Rep & Maint.	2,488.50	625.00	(1,863.50)	3,860.25	2,500.00	(1,360.25)	7,500.00
6300 Irrigation Maintenance	400.00	458.33	58.33	1,600.00	1,833.32	233.32	5,500.00
6310 Pressure Cleaning/Rust Control/Seal...	1,000.00	4,166.67	3,166.67	16,775.00	16,666.68	(108.32)	50,000.00
6320 Tree Hurricane Prep Cut	0.00	1,083.33	1,083.33	1,775.00	4,333.32	2,558.32	13,000.00
6330 Ornamental Pest/Fert	980.00	980.00	0.00	3,920.00	3,920.00	0.00	11,760.00
<b>Grounds Total</b>	<b>8,608.50</b>	<b>11,813.33</b>	<b>3,204.83</b>	<b>40,292.75</b>	<b>47,253.32</b>	<b>6,960.57</b>	<b>141,760.00</b>
<b>Access Control</b>							
6800 Security Services	16,414.85	13,631.75	(2,783.10)	54,164.46	54,527.00	362.54	163,581.00
6810 Gate Maint/Camera Upgrade	637.49	1,666.67	1,029.18	5,322.49	6,666.68	1,344.19	20,000.00
6830 Nite/Day Patrol	6,415.81	4,166.67	(2,249.14)	19,719.70	16,666.68	(3,053.02)	50,000.00
<b>Access Control Total</b>	<b>23,468.15</b>	<b>19,465.09</b>	<b>(4,003.06)</b>	<b>79,206.65</b>	<b>77,860.36</b>	<b>(1,346.29)</b>	<b>233,581.00</b>
<b>Miscellaneous/Contingcy</b>							
7020 Emergency Management	0.00	2,500.00	2,500.00	0.00	10,000.00	10,000.00	30,000.00
7030 Website	0.00	150.00	150.00	0.00	600.00	600.00	1,800.00
7040 Cap Expned-Special Proj.	0.00	1,666.67	1,666.67	7,100.00	6,666.68	(433.32)	20,000.00
7080 Maint. Vehicle/Upkeep	135.10	854.17	719.07	135.10	3,416.68	3,281.58	10,250.00
7090 Street Cleaning Cmn.	0.00	765.00	765.00	765.00	3,060.00	2,295.00	9,180.00
<b>Miscellaneous/Contingcy Total</b>	<b>135.10</b>	<b>5,935.84</b>	<b>5,800.74</b>	<b>8,000.10</b>	<b>23,743.36</b>	<b>15,743.26</b>	<b>71,230.00</b>
<b>Reserve Transfers</b>							
7300 Reserve Transfer-Pooled	3,750.00	3,750.00	0.00	15,000.00	15,000.00	0.00	45,000.00
7330 Reserve Transfer- Roads	10,833.33	10,833.33	0.00	43,333.32	43,333.32	0.00	130,000.00
<b>Reserve Transfers Total</b>	<b>14,583.33</b>	<b>14,583.33</b>	<b>0.00</b>	<b>58,333.32</b>	<b>58,333.32</b>	<b>0.00</b>	<b>175,000.00</b>
<b>Townhomes</b>							
8000 Lawn Maintenance-Twnhm.	5,950.00	7,500.00	1,550.00	31,448.66	30,000.00	(1,448.66)	90,000.00
8020 Irrigation Maint.-Twnhm.	0.00	525.00	525.00	1,000.00	2,100.00	1,100.00	6,300.00
8030 Irrigation Repairs-Twnhm.	0.00	2,083.33	2,083.33	5,239.60	8,333.32	3,093.72	25,000.00
8050 Pest Control/Fert.-Twnhm.	1,055.00	500.00	(555.00)	4,220.00	2,000.00	(2,220.00)	6,000.00
8060 Pressure Clean/Rust Control/Sealant	1,000.00	1,666.67	666.67	5,100.00	6,666.68	1,566.68	20,000.00
8070 Hurricane Prep.	0.00	1,250.00	1,250.00	900.00	5,000.00	4,100.00	15,000.00
8080 Pest Tech-Twnhm.	650.00	625.00	(25.00)	3,845.00	2,500.00	(1,345.00)	7,500.00
8090 Irrg Pump Maint.-Twnhm.	0.00	116.67	116.67	0.00	466.68	466.68	1,400.00
8110 Street Sweeping	0.00	85.00	85.00	85.00	340.00	255.00	1,020.00
8160 Special Projects-Twnhm.	0.00	5,000.00	5,000.00	0.00	20,000.00	20,000.00	60,000.00
<b>Townhomes Total</b>	<b>8,655.00</b>	<b>19,351.67</b>	<b>10,696.67</b>	<b>51,838.26</b>	<b>77,406.68</b>	<b>25,568.42</b>	<b>232,220.00</b>
<b>Reserve Transfers</b>							
8300 Res Transfer-Paint/Roof Twnhm.	7,916.67	7,916.67	0.00	31,666.68	31,666.68	0.00	95,000.00
<b>Reserve Transfers Total</b>	<b>7,916.67</b>	<b>7,916.67</b>	<b>0.00</b>	<b>31,666.68</b>	<b>31,666.68</b>	<b>0.00</b>	<b>95,000.00</b>