

Assets

Operating Funds

10-1002-00	AMB Operating #5243	\$45,616.38
10-1032-00	First Citizens Operating #0027	13,605.63

Total Operating Funds:

\$59,222.01

Reserve Funds

11-1100-00	AMB Reserve #5188	181,912.25
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Total Reserve Funds:

\$181,912.25

Other Current Assets

12-1200-00	Accounts Receivable	4,931.35
12-1220-00	Prepaid Insurance	18,749.11
12-1235-00	Utility Deposits	641.00

Total Other Current Assets:

\$24,321.46

Fixed Assets

13-1308-00	Pool, Buildings, Facilities	30,000.00
13-1310-00	Equipment	1,058.94

Total Fixed Assets:

\$31,058.94
Total Assets:
\$296,514.66
Liabilities & Equity

Liabilities

20-2000-00	Accounts Payable	348.51
20-2023-00	Deferred Insurance Claim Income	28,450.89
20-2050-00	Prepaid Maintenance Assessments	7,462.00

Total Liabilities:

\$36,261.40

Reserves

30-3000-00	Deferred Pooled Reserves	181,965.12
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Total Reserves:

\$181,965.12

Fund Balance

39-3900-00	Fund Balance	47,861.78
39-3910-00	Equity - Non Reserves	34,876.28
39-3990-00	Reserve Fund Balance	52.87

Total Fund Balance:

\$82,790.93

Net Income Gain / Loss

(4,502.79)
(\$4,502.79)
Total Liabilities & Equity:
\$296,514.66

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Income							
4000-00 Maintenance Assessments	\$11,733.33	\$11,733.37	(\$0.04)	\$140,799.96	\$140,800.00	(\$0.04)	\$140,800.00
4001-00 Reserve Assessments	2,526.67	2,526.63	0.04	30,320.04	30,320.00	0.04	30,320.00
4007-00 Application Fees	100.00	-	100.00	600.00	-	600.00	-
4009-00 Late Fees	-	-	-	(5.43)	-	(5.43)	-
4010-00 Interest/Finance Charge	-	-	-	456.28	-	456.28	-
4016-00 Insurance Claim	3,530.48	-	3,530.48	3,530.48	-	3,530.48	-
4029-00 Operating/Earned Interest	-	-	-	0.19	-	0.19	-
4031-00 Owner Misc Charge	-	-	-	240.00	-	240.00	-
4045-00 Deferred Reserve Transfer	(2,526.67)	(2,526.63)	(0.04)	(30,320.04)	(30,320.00)	(0.04)	(30,320.00)
4049-00 Reserve Income Recognition	(75.92)	-	(75.92)	47,662.30	-	47,662.30	-
4050-00 Reserve Interest	23.05	-	23.05	138.67	-	138.67	-
Total Income	\$15,310.94	\$11,733.37	\$3,577.57	\$193,422.45	\$140,800.00	\$52,622.45	\$140,800.00
Total OPERATING INCOME	\$15,310.94	\$11,733.37	\$3,577.57	\$193,422.45	\$140,800.00	\$52,622.45	\$140,800.00
OPERATING EXPENSE							
Building Maintenance							
5000-00 Maintenance Labor	25.54	416.63	391.09	12,820.30	5,000.00	(7,820.30)	5,000.00
5049-00 Hurricane Ian 2022	-	-	-	3,530.48	-	(3,530.48)	-
Total Building Maintenance	\$25.54	\$416.63	\$391.09	\$16,350.78	\$5,000.00	(\$11,350.78)	\$5,000.00
Grounds Maintenance							
6000-00 Grounds/Pest Contract	3,240.00	4,000.00	760.00	38,880.00	48,000.00	9,120.00	48,000.00
6002-00 Grounds Expense	-	458.37	458.37	14,760.46	5,500.00	(9,260.46)	5,500.00
6004-00 Irrigation Repairs	-	83.37	83.37	2,545.43	1,000.00	(1,545.43)	1,000.00
Total Grounds Maintenance	\$3,240.00	\$4,541.74	\$1,301.74	\$56,185.89	\$54,500.00	(\$1,685.89)	\$54,500.00
Amenities/Clubhouse							
6221-00 Pool Maintenance	660.00	666.63	6.63	7,191.47	8,000.00	808.53	8,000.00
Total Amenities/Clubhouse	\$660.00	\$666.63	\$6.63	\$7,191.47	\$8,000.00	\$808.53	\$8,000.00
Utilities							
6304-00 Electricity	868.71	666.63	(202.08)	8,716.37	8,000.00	(716.37)	8,000.00
6316-00 Trash	232.12	375.00	142.88	2,908.65	4,500.00	1,591.35	4,500.00
6318-00 Water/Sewer	90.85	100.00	9.15	1,019.04	1,200.00	180.96	1,200.00
Total Utilities	\$1,191.68	\$1,141.63	(\$50.05)	\$12,644.06	\$13,700.00	\$1,055.94	\$13,700.00
Insurance							
6500-00 Insurance	4,616.39	4,208.37	(408.02)	48,180.57	50,500.00	2,319.43	50,500.00
Total Insurance	\$4,616.39	\$4,208.37	(\$408.02)	\$48,180.57	\$50,500.00	\$2,319.43	\$50,500.00
Administrative							
7001-00 Management Contract	575.00	575.00	-	6,900.00	6,900.00	-	6,900.00
7003-00 Administrative Expense	110.47	83.37	(27.10)	2,237.34	1,000.00	(1,237.34)	1,000.00
7009-00 Misc Bank & Division Fees	-	16.63	16.63	381.29	200.00	(181.29)	200.00
7019-00 Legal Fees	-	83.37	83.37	-	1,000.00	1,000.00	1,000.00
Total Administrative	\$685.47	\$758.37	\$72.90	\$9,518.63	\$9,100.00	(\$418.63)	\$9,100.00
Reserves							
8001-00 Roof Reserves Expense	-	-	-	30,590.00	-	(30,590.00)	-
8021-00 Pool Reserve Expense	-	-	-	3,063.84	-	(3,063.84)	-
8045-00 Fence Reserve Expense	-	-	-	14,200.00	-	(14,200.00)	-
Total Reserves	\$-	\$-	\$-	\$47,853.84	\$-	(\$47,853.84)	\$-
Total OPERATING EXPENSE	\$10,419.08	\$11,733.37	\$1,314.29	\$197,925.24	\$140,800.00	(\$57,125.24)	\$140,800.00
Net Income:	\$4,891.86	\$0.00	\$4,891.86	(\$4,502.79)	\$0.00	(\$4,502.79)	\$0.00