

Assets

Operating Funds

10-1002-00	AMB Operating #5243	\$50,282.43
10-1032-00	First Citizens Operating #0027	13,605.63

Total Operating Funds:

\$63,888.06

Reserve Funds

11-1100-00	AMB Reserve #5188	164,568.18
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Total Reserve Funds:

\$164,568.18

Other Current Assets

12-1200-00	Accounts Receivable	4,879.19
12-1220-00	Prepaid Insurance	15,213.93
12-1235-00	Utility Deposits	641.00

Total Other Current Assets:

\$20,734.12

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:
\$280,249.30
Liabilities & Equity

Liabilities

20-2000-00	Accounts Payable	15,808.64
20-2020-00	Deferred Income	28,520.00
20-2050-00	Prepaid Maintenance Assessments	930.00

Total Liabilities:

\$45,258.64

Reserves

30-3000-00	Deferred Pooled Reserves	164,568.18
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Total Reserves:

\$164,568.18

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

(12,368.45)
(\$12,368.45)
Total Liabilities & Equity:
\$280,249.30

Date	Description	Ref No	R	P	Transaction Amount
AMB Operating #5243 - 718000015243		Prior Balance			\$37,248.97
04/01/2022	Deposit from batch 36593	78	X	X	\$2,790.00
04/01/2022	Deposit from batch 36588	79	X	X	930.00
04/04/2022	Deposit from batch 36461	80	X	X	14,880.00
04/06/2022	Deposit from batch 36755	81	X	X	930.00
04/08/2022	Deposit from batch 36824	82	X	X	1,860.00
04/10/2022	Transfer to AMB Reserve #5188		X	X	(2,526.67)
04/12/2022	Nancy Newman - Return Duplicate payment	182	X	X	(930.00)
04/12/2022	CAIS LLC - Workers Compensation annual premium renewal effective 02/07/2022	183	X	X	(599.00)
04/12/2022	Condominium Tax Specialists, Inc. - Preparation of 1120H Federal Corporate Income Tax Return as of December 31, 2021	184	X	X	(350.00)
04/12/2022	Mike Grundwalski - Reimbursement of chainsaw repair service paid	185	X	X	(42.01)
04/12/2022	Guardian Property Management Inc - Management services April 2022	187	X	X	(785.39)
04/12/2022	Agriscap, Inc. - Full service Landscaping April 2022	188	X	X	(3,240.00)
04/12/2022	Pool Troopers - Pool Maintenance services April 2022	189	X	X	(550.00)
04/12/2022	Filomena Romero - Janitorial services at Clubhouse and Pool Deck March 2022	190	X	X	(320.00)
04/12/2022	Bill Kirchner - Reimbursement of supplies for repairs on front porch post @Unit 111	191	X	X	(169.03)
04/12/2022	Fort Myers Aluminum LLC - Aluminum vent repairs @10995 Leitner Creek Dr Unit #111	192	X	X	(700.00)
04/12/2022	Larry Brown Landscaping - Extension of Dumpster Walkway using Pavers, labor and materials	186	X	X	(185.00)
04/13/2022	Deposit from batch 36905	83	X	X	930.00
04/13/2022	Deposit from batch 36927	84	X	X	2,790.00
04/15/2022	Bonita Springs Utilities - Meter reading 02/08/2022-03/14/2022 POSTED 04/15/2022	0	X	X	(104.96)
04/15/2022	Deposit from batch 37010	85	X	X	2,769.62
04/19/2022	Carter Fence Co Inc - Installation of new gate, removal of old fence @10890 Leitner Creek Dr	193	X	X	(3,935.00)
04/19/2022	FPL Autopay - Usage 03/07/2022-04/06/2022 POSTED 04/19/2022	0	X	X	(409.10)
AMB Operating #5243 Total					\$50,282.43
AMB Reserve #5188 - 918000015188		Prior Balance			\$162,833.91
04/10/2022	Transfer from AMB Operating #5243		X	X	2,526.67
04/12/2022	D. R. Martineau Construction, Inc. - 12' of Facia removed and replaced per contract	1012	X	X	(190.00)
04/12/2022	D. R. Martineau Construction, Inc. - Gutters @10883 Leitner Creek remaining balance	1013	X	X	(525.00)
04/12/2022	Michael Foughty - Reimbursement of grinder tool purchase for repairs at Pool	1014	X	X	(84.14)
04/30/2022	Interest		X	X	6.74
AMB Reserve #5188 Total					\$164,568.18
Association Total					\$214,850.61

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Income							
4000-00 Maintenance Assessments	\$11,733.33	\$11,733.33	\$-	\$46,933.32	\$46,933.32	\$-	\$140,800.00
4001-00 Reserve Assessments	2,526.67	2,526.67	-	10,106.68	10,106.68	-	30,320.00
4009-00 Late Fees	(149.81)	-	(149.81)	(149.81)	-	(149.81)	-
4010-00 Interest/Finance Charge	(111.00)	-	(111.00)	166.94	-	166.94	-
4029-00 Operating/Earned Interest	-	-	-	0.19	-	0.19	-
4045-00 Deferred Reserve Transfer	(2,526.67)	(2,526.67)	-	(10,106.68)	(10,106.68)	-	(30,320.00)
4049-00 Reserve Income Recognition	792.40	-	792.40	44,845.88	-	44,845.88	-
4050-00 Reserve Interest	6.74	-	6.74	28.26	-	28.26	-
Total Income	\$12,271.66	\$11,733.33	\$538.33	\$91,824.78	\$46,933.32	\$44,891.46	\$140,800.00
Total OPERATING INCOME	\$12,271.66	\$11,733.33	\$538.33	\$91,824.78	\$46,933.32	\$44,891.46	\$140,800.00
OPERATING EXPENSE							
Building Maintenance							
5000-00 Maintenance Labor	442.01	416.67	(25.34)	7,570.76	1,666.68	(5,904.08)	5,000.00
Total Building Maintenance	\$442.01	\$416.67	(\$25.34)	\$7,570.76	\$1,666.68	(\$5,904.08)	\$5,000.00
Grounds Maintenance							
6000-00 Grounds/Pest Contract	3,240.00	4,000.00	760.00	13,193.18	16,000.00	2,806.82	48,000.00
6002-00 Grounds Expense	-	458.33	458.33	13,309.96	1,833.32	(11,476.64)	5,500.00
6004-00 Irrigation Repairs	365.26	83.33	(281.93)	1,095.48	333.32	(762.16)	1,000.00
Total Grounds Maintenance	\$3,605.26	\$4,541.66	\$936.40	\$27,598.62	\$18,166.64	(\$9,431.98)	\$54,500.00
Amenities/Clubhouse							
6221-00 Pool Maintenance	550.00	666.67	116.67	2,351.47	2,666.68	315.21	8,000.00
Total Amenities/Clubhouse	\$550.00	\$666.67	\$116.67	\$2,351.47	\$2,666.68	\$315.21	\$8,000.00
Utilities							
6304-00 Electricity	409.10	666.67	257.57	3,197.60	2,666.68	(530.92)	8,000.00
6316-00 Trash	203.20	375.00	171.80	1,016.02	1,500.00	483.98	4,500.00
6318-00 Water/Sewer	101.43	100.00	(1.43)	374.93	400.00	25.07	1,200.00
Total Utilities	\$713.73	\$1,141.67	\$427.94	\$4,588.55	\$4,566.68	(\$21.87)	\$13,700.00
Insurance							
6500-00 Insurance	3,301.84	4,208.33	906.49	13,207.27	16,833.32	3,626.05	50,500.00
Total Insurance	\$3,301.84	\$4,208.33	\$906.49	\$13,207.27	\$16,833.32	\$3,626.05	\$50,500.00
Administrative							
7001-00 Management Contract	575.00	575.00	-	2,300.00	2,300.00	-	6,900.00
7003-00 Administrative Expense	229.01	83.33	(145.68)	1,146.48	333.32	(813.16)	1,000.00
7009-00 Misc Bank & Division Fees	-	16.67	16.67	205.94	66.68	(139.26)	200.00
7019-00 Legal Fees	-	83.33	83.33	-	333.32	333.32	1,000.00
7035-00 Taxes - Income	-	-	-	350.00	-	(350.00)	-
Total Administrative	\$804.01	\$758.33	(\$45.68)	\$4,002.42	\$3,033.32	(\$969.10)	\$9,100.00
Reserves							
8001-00 Roof Reserves Expense	715.00	-	(715.00)	30,590.00	-	(30,590.00)	-
8021-00 Pool Reserve Expense	84.14	-	(84.14)	84.14	-	(84.14)	-
8045-00 Fence Reserve Expense	-	-	-	14,200.00	-	(14,200.00)	-
Total Reserves	\$799.14	\$-	(\$799.14)	\$44,874.14	\$-	(\$44,874.14)	\$-
Total OPERATING EXPENSE	\$10,215.99	\$11,733.33	\$1,517.34	\$104,193.23	\$46,933.32	(\$57,259.91)	\$140,800.00
Net Income:	\$2,055.67	\$0.00	\$2,055.67	(\$12,368.45)	\$0.00	(\$12,368.45)	\$0.00