

Fort Myers FL 33913

Castle Management, LLC.
 12270 SW 3rd Street, Suite 200
 Plantation FL 33325

		Operating	Reserve	Total
ASSETS				
CURRENT ASSETS				
100093	Alliance Assoc Bank - Oper w/ ICS Sweep	572,132.39	0.00	572,132.39
100127	Alliance Association Bank - Security Dep	59,161.53	0.00	59,161.53
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	TOTAL CURRENT ASSETS	631,293.92	0.00	631,293.92
RESERVE CASH				
102136	Alliance Assoc Bank - RSV w/ICS Sweep	0.00	77,773.78	77,773.78
102137	Alliance Association - Rsv w/ICS-Villas	0.00	77,105.81	77,105.81
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	TOTAL RESERVE CASH	0.00	154,879.59	154,879.59
ACCOUNTS RECEIVABLE				
110010	Maintenance Fees Receivable	50,164.31	0.00	50,164.31
110027	Unbilled Receivable	1,677.22	0.00	1,677.22
119999	Allowance for Doubtful Accounts	(5,548.14)	0.00	(5,548.14)
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	TOTAL ACCOUNTS RECEIVABLE	46,293.39	0.00	46,293.39
OTHER ASSETS				
120040	Due from Developer	7,947.29	0.00	7,947.29
140000	Prepaid Expenses	1,650.02	0.00	1,650.02
150000	Prepaid Insurance	201,272.06	0.00	201,272.06
151011	Utility Deposits	24,744.00	0.00	24,744.00
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	TOTAL OTHER ASSETS	235,613.37	0.00	235,613.37
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	TOTAL ASSETS	913,200.68	154,879.59	1,068,080.27
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		Operating	Reserve	Total
LIABILITIES & FUND BALANCES				
NON-RESERVE LIABILITIES				
200000	Accounts Payable	652.75	0.00	652.75
210031	Accrued Expenses	55,069.80	0.00	55,069.80
220000	Prepaid Assessments	373,018.47	0.00	373,018.47
240100	Security Deposits - ARB	47,700.00	0.00	47,700.00
240110	Inspection Fee Payable	350.00	0.00	350.00
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	TOTAL NON-RESERVE LIABILITIES	476,791.02	0.00	476,791.02
RESERVE CONTRACT LIABILITIES				
300100	Contract Liability-General Reserves	0.00	77,760.00	77,760.00
300201	Contract Liability - Paint Villas	0.00	77,019.18	77,019.18
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	TOTAL RESERVE CONTRACT LIABILITIES	0.00	154,779.18	154,779.18
RESERVE FUND				
309998	General Reserve Interest	0.00	13.78	13.78
309999	Villa Reserve Interest	0.00	86.63	86.63
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	TOTAL RESERVE FUND	0.00	100.41	100.41
OPERATING FUND				
360000	Prior Years Surplus / (Deficit)	234,902.49	0.00	234,902.49
	Current Surplus/(Deficit)	201,507.17	0.00	201,507.17
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	TOTAL OPERATING FUND	436,409.66	0.00	436,409.66
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	TOTAL LIABILITIES & FUND BALANCES	913,200.68	154,879.59	1,068,080.27
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2MB Marina Bay of Ft Myers Homeowners Association, Inc.
Income Statement
06/30/2023

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Fort Myers FL 33913

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Description	----- Actual	Current Period Budget	----- Variance	----- Actual	Year To Date Budget	----- Variance	Yearly Budget	Remaining Budget	
General Operating Expense									
Revenues									
400100	Maintenance Assessment - General	173,793.33	173,805	(11.67)	1,042,759.98	1,042,830	(70.02)	2,085,662	1,042,902.02
400120	Reserve Contribution	7,960.00	7,960	0.00	47,760.00	47,760	0.00	95,520	47,760.00
400200	Fines	(25.00)	0	(25.00)	2,467.50	0	2,467.50	0	(2,467.50)
400300	Screening Fees	182.30	125	57.30	1,272.30	750	522.30	1,500	227.70
400302	Application Fees	600.00	417	183.00	2,000.00	2,502	(502.00)	5,000	3,000.00
400305	Clubhouse FOB Income	325.00	167	158.00	1,285.00	1,002	283.00	2,000	715.00
400350	Gate Access Income	400.00	333	67.00	1,935.00	1,998	(63.00)	4,000	2,065.00
400400	Late Fees	(455.64)	833	(1,288.64)	2,735.23	4,998	(2,262.77)	10,000	7,264.77
400500	Clubhouse Rental Income	950.00	583	367.00	4,500.00	3,498	1,002.00	7,000	2,500.00
400840	Event Income	650.00	1,417	(767.00)	12,391.00	8,502	3,889.00	17,000	4,609.00
401110	Interest Income	686.70	667	19.70	3,716.14	4,002	(285.86)	8,000	4,283.86
401120	Bank Interest Income	21.24	25	(3.76)	195.63	150	45.63	300	104.37
420112	Architectural Fees	775.00	250	525.00	2,950.00	1,500	1,450.00	3,000	50.00
420920	Violation Fines	300.00	33	267.00	1,000.00	198	802.00	400	(600.00)
	Total Revenue	186,162.93	186,615	(452.07)	1,126,967.78	1,119,690	7,277.78	2,239,382	1,112,414.22
Administrative Expenses									
520115	Postage & Mailings	866.43	833	(33.43)	2,106.49	4,998	2,891.51	10,000	7,893.51
520116	Technical Support	185.96	133	(52.96)	385.93	798	412.07	1,600	1,214.07
520119	Office Expenses	(372.28)	1,667	2,039.28	8,048.57	10,002	1,953.43	20,000	11,951.43
520131	Web Site	1,170.00	195	(975.00)	1,170.00	1,170	0.00	2,340	1,170.00
530110	Legal Fees	2,853.64	4,167	1,313.36	31,378.57	25,002	(6,376.57)	50,000	18,621.43
530115	Professional Fees	0.00	1,250	1,250.00	(4,013.70)	7,500	11,513.70	15,000	19,013.70
540114	Permits - Pool & Spa	0.00	65	65.00	0.00	390	390.00	775	775.00
540140	Year End Report & Tax Preparation	0.00	583	583.00	8,000.00	3,498	(4,502.00)	7,000	(1,000.00)
	Total Administrative Expenses	4,703.75	8,893	4,189.25	47,075.86	53,358	6,282.14	106,715	59,639.14
Insurance									
510100	Insurance	9,199.05	9,963	763.95	55,194.30	59,778	4,583.70	119,553	64,358.70
	Total Insurance	9,199.05	9,963	763.95	55,194.30	59,778	4,583.70	119,553	64,358.70
Contract Services									
520124	Office Equipment - Lease	556.65	171	(385.65)	2,641.69	1,026	(1,615.69)	2,050	(591.69)
555101	Management Personnel	32,176.12	35,414	3,237.88	197,775.28	212,484	14,708.72	424,965	227,189.72
600000	Management Services Contract	5,125.00	5,189	64.00	30,750.00	31,134	384.00	62,269	31,519.00
700100	Landscape Maintenance	19,067.01	18,921	(146.01)	114,267.24	113,526	(741.24)	227,054	112,786.76
701100	Lake Maintenance	1,875.00	2,051	176.00	11,250.00	12,306	1,056.00	24,612	13,362.00

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Description	----- Actual	Current Period Budget	----- Variance	----- Actual	Year To Date Budget	----- Variance	Yearly Budget	Remaining Budget
701102 Lake - Fountain Repair & Maintenance	118.34	118	(0.34)	710.00	708	(2.00)	1,420	710.00
716251 Fitness Center Repairs	86.98	75	(11.98)	457.96	450	(7.96)	900	442.04
702075 Air Conditioning Maintenance Contract	0.00	83	83.00	0.00	498	498.00	1,000	1,000.00
701010 Irrigation - Pump Repairs & Maintenance	1,514.90	432	(1,082.90)	2,594.05	2,592	(2.05)	5,180	2,585.95
702009 Janitorial Service	3,973.66	4,000	26.34	22,915.07	24,000	1,084.93	48,000	25,084.93
704240 Gate Access	17,130.21	17,632	501.79	99,206.77	105,792	6,585.23	211,580	112,373.23
702206 Fire System Equipment	90.53	154	63.47	543.18	924	380.82	1,850	1,306.82
711350 Music/Intercom System	106.00	108	2.00	636.00	648	12.00	1,300	664.00
Total Contract Services	81,820.40	84,348	2,527.60	483,747.24	506,088	22,340.76	1,012,180	528,432.76
Repairs & Maintenance								
700110 Landscape Extras	900.00	2,917	2,017.00	9,437.99	17,502	8,064.01	35,000	25,562.01
700130 Mulch - Common	0.00	920	920.00	0.00	5,520	5,520.00	11,045	11,045.00
700210 Tree / Hedge Trimming	0.00	1,667	1,667.00	0.00	10,002	10,002.00	20,000	20,000.00
700810 Hurricane - Recovery Exp	3,500.00	0	(3,500.00)	38,926.06	0	(38,926.06)	0	(38,926.06)
701060 Irrigation Maintenance - Common area	2,985.37	1,250	(1,735.37)	19,591.76	7,500	(12,091.76)	15,000	(4,591.76)
701103 Lake & Lake Fountain Maintenance	0.00	417	417.00	0.01	2,502	2,501.99	5,000	4,999.99
701110 Preserve Maintenance	272.00	272	0.00	1,632.00	1,632	0.00	3,264	1,632.00
704211 Gate - Traffic Control	1,785.00	1,000	(785.00)	5,499.08	6,000	500.92	12,000	6,500.92
702000 General Repairs & Maintenance	3,102.04	2,500	(602.04)	40,198.42	15,000	(25,198.42)	30,000	(10,198.42)
702008 Contingency	0.00	3,333	3,333.00	0.00	19,998	19,998.00	40,000	40,000.00
702027 Deficit Funding	0.00	8,333	8,333.00	0.00	49,998	49,998.00	100,000	100,000.00
702098 Street Cleaning	1,120.00	560	(560.00)	2,240.00	3,360	1,120.00	6,720	4,480.00
702150 Holiday Lighting & Decorations	4,950.00	788	(4,162.00)	4,950.00	4,728	(222.00)	9,450	4,500.00
704115 Security - Cart	144.22	125	(19.22)	543.02	750	206.98	1,500	956.98
704134 Security Monitors / Closed Circuit TV	0.00	1,250	1,250.00	0.00	7,500	7,500.00	15,000	15,000.00
704205 Gate Stickers	0.00	167	167.00	1,727.00	1,002	(725.00)	2,000	273.00
704210 Gate Maintenance Repairs	0.00	625	625.00	762.53	3,750	2,987.47	7,500	6,737.47
713401 Fitness Center Repairs & Supplies	13,760.46	2,292	(11,468.46)	27,520.93	13,752	(13,768.93)	27,500	(20.93)
790000 Special Projects	19,562.30	10,000	(9,562.30)	52,189.62	60,000	7,810.38	120,000	67,810.38
Total Repairs & Maintenance	52,081.39	38,416	(13,665.39)	205,218.42	230,496	25,277.58	460,979	255,760.58
Recreation								
702014 Janitorial Supplies	849.69	417	(432.69)	2,440.39	2,502	61.61	5,000	2,559.61
702076 Repairs & Maintenance - Air Conditioners	0.00	458	458.00	0.00	2,748	2,748.00	5,500	5,500.00
703060 Entry Feature	0.00	833	833.00	0.00	4,998	4,998.00	10,000	10,000.00
705011 Electricity - Recreation	5,885.64	6,183	297.36	38,665.46	37,098	(1,567.46)	74,195	35,529.54
705031 Water/Sewer - Recreation	6,204.33	3,557	(2,647.33)	26,355.21	21,342	(5,013.21)	42,688	16,332.79
705050 Cable TV - Recreation	774.03	692	(82.03)	4,614.82	4,152	(462.82)	8,300	3,685.18
705060 Trash Removal - Recreation	186.31	181	(5.31)	1,117.86	1,086	(31.86)	2,172	1,054.14
705070 Telephone	149.96	150	0.04	902.76	900	(2.76)	1,800	897.24