

Rookery Bay Maintenance, Inc.
Approved Budget
January 1, 2022 - December 31, 2022

	2021 Approved Budget	2022 Approved Budget
Income		
5010 · Maintenance Fees	167,919	173,895
5010 · Reserve Fees	19,281	25,785
5012 · Special Assessment Roof	24,000	24,000
5020 · Late Fees	0	0
5030 · Application Fees	0	0
5040 · Reserve Interest	0	0
5045 · Interest	0	0
Total Income	211,200	223,680

EXPENSE		
Master Assoc. Expense		
7110 · Perico Bay Club Association	25,344	28,224
Total Master Assoc. Expense	25,344	28,224

Administration		
7115 · Professional Fees	500	400
7120 · Management Fee	7,500	9,000
7121 · Office Expense	1,000	2,213
7122 · Fees, Reports, Taxes	350	400
Total Administration	9,350	12,013

Building		
7130 · Building Repair/Maint	6,000	7,000
7140 · Pest Control	2,200	2,860
Total Building	8,200	9,860

Grounds		
7151 · Grounds Contract	13,380	13,380
7160 · Irrigation	1,000	1,110
7161 · Grounds Repair/Maint	8,500	6,500
7163 · Backflow Testing	200	200
Total Grounds	23,080	21,190

Insurance		
7210 · Wrap/Liability	5,400	1,750
7215 · Flood Insurance	9,347	9,545
7220 · Casualty	44,564	45,000
7225 · WC, Mold, Umbrella	2,730	3,758
Total Insurance	62,041	60,053

Pool		
7170 · Service Contract	1,500	1,440
7171 · Repair & Maintenance	2,000	2,000
7172 · Water & Electric	5,150	5,650
7173 · Cleaning	500	540
7174 · Permits	125	125
Total Pool	9,275	9,755

Utilities		
7185 · Electric	800	800
7190 · Water/Sewer/Trash	12,829	14,000
7191 · Cable TV	17,000	18,000
Total Utilities	30,629	32,800

Other		
7980 · Reserve Budgeted Transfer	19,281	25,785
7990 · Reserve Interest Transfer	0	0
7995 · S/A Transfer to Reserves	24,000	24,000
Total Other	43,281	49,785

TOTAL EXPENSES	211,200	223,680
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QUARTERLY ASSESSMENT	2021	2022
MAINTENANCE	\$ 1,749.16	\$ 1,811.41
RESERVES	\$ 200.84	\$ 268.59
TOTAL	\$ 1,950.00	\$ 2,080.00

Special Assessment Due By 9/30/22	\$ 1,000.00	\$ 1,000.00
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Total Units 24
Times Paid Per Year 4

APPROVED BUDGET FOR THE PERIOD
January 1, 2022 - December 31, 2022
DESIGNATED RESERVES

PERCENT FUNDING	PERCENT FUNDING
100.00%	6.20%

		1	2	3	4	5	6	7	8	9	10	11	12
		ESTIMATED LIFE EXPECTANCY	ESTIMATED REMAINING LIFE	ESTIMATED REPLACEMENT COST	BEGINNING BALANCE 1/1/2021	ASSESSMENTS COLLECTED 2021	ESTIMATED EXPENDITURES 2021	TRANSFERS 2021	ESTIMATED BALANCE 12/31/2021	ADDITIONAL RESERVE REQUIREMENT	ANNUAL RESERVE REQUIRED	REDUCED ANNUAL FUNDING	COST/ UNIT/ QTR
ACCT#	ASSET												
3501	Roofing - Composite Tile	46	1	430,000	47,577	8,944	0	24,002	80,523	349,477	349,477	21,668	225.70
3502	Roofing - Flat	40	19	20,000	0	398	0	0	398	19,602	1,032	64	0.67
3503	Building Restoration/Painting	10	1	75,000	20,000	9,277	0	-15,000	14,277	60,723	60,723	3,765	39.22
3504	Pavement	20	8	20,000	5,000	663	0	0	5,663	14,337	1,792	111	1.16
3505	Pool Restoration	10	10	30,000	0	0	13,618	15,000	1,383	28,618	2,862	177	1.85
3509	Capital Improvements	1	1	0	0	0	0	0	0	0	0	0	0.00
				575,000	72,577	19,282	13,618	24,002	102,244	472,756	415,885	25,785	268.59

Note 1: Roofing - Composite Tile funded by 2020 Special Assessment

Note 2: 3505 - Pool Restoration - Completed in 2021. \$27,235 per contract. 50% split with The Pointe at Perico Bay