

Rookery Bay Maintenance, Inc.
Approved Budget
January 1, 2023 - December 31, 2023

	2022 Approved Budget	2023 Approved Budget
Income		
5010 · Maintenance Fees	173,895	228,456
5010 · Reserve Fees	25,785	11,544
5012 · Special Assessment Roof	24,000	0
5020 · Late Fees	0	0
5030 · Application Fees	0	0
5040 · Reserve Interest	0	0
5045 · Interest	0	0
Total Income	223,680	240,000
EXPENSE		
Master Assoc. Expense		
7110 · Perico Bay Club Association	28,224	31,104
Total Master Assoc. Expense	28,224	31,104
Administration		
7115 · Professional Fees	400	425
7120 · Management Fee	9,000	9,480
7121 · Office Expense	2,213	2,800
7122 · Fees, Reports, Taxes	400	2,565
Total Administration	12,013	15,270
Building		
7130 · Building Repair/Maint	7,000	7,000
7140 · Pest Control	2,860	2,200
Total Building	9,860	9,200
Grounds		
7151 · Grounds Contract	13,380	13,782
7160 · Irrigation	1,110	1,110
7161 · Grounds Repair/Maint	6,500	6,500
7163 · Backflow Testing	200	200
Total Grounds	21,190	21,592
Insurance		
7210 · Wrap/Liability	1,750	13,950
7215 · Flood Insurance	9,545	10,585
7220 · Casualty	45,000	78,900
7225 · WC, Mold, Umbrella	3,758	1,900
Total Insurance	60,053	105,335
Pool		
7170 · Service Contract	1,440	1,705
7171 · Repair & Maintenance	2,000	2,000
7172 · Water & Electric	5,650	6,100
7173 · Cleaning	540	565
7174 · Permits	125	125
Total Pool	9,755	10,495
Utilities		
7185 · Electric	800	1,125
7190 · Water/Sewer/Trash	14,000	15,135
7191 · Cable TV	18,000	19,200
Total Utilities	32,800	35,460
Other		
7980 · Reserve Budgeted Transfer	25,785	11,544
7990 · Reserve Interest Transfer	0	0
7995 · S/A Transfer to Reserves	24,000	0
Total Other	49,785	11,544
TOTAL EXPENSES	223,680	240,000

QUARTERLY ASSESSMENT	2022	2023
MAINTENANCE	\$ 1,811.41	\$ 2,379.75
RESERVES	\$ 268.59	\$ 120.25
TOTAL	\$ 2,080.00	\$ 2,500.00

Total Units 24
Times Paid Per Year 4

Rookery Bay Maintenance, Inc.
APPROVED BUDGET FOR THE PERIOD
January 1, 2023 - December 31, 2023
DESIGNATED RESERVES

PERCENT	PERCENT
FUNDING	FUNDING
100.00%	15.70%

		1	2	3	4	5	6	7	8	9	10	11	12
		ESTIMATED LIFE EXPECTANCY	ESTIMATED REMAINING LIFE	ESTIMATED REPLACEMENT COST	BEGINNING BALANCE 1/1/2022	ASSESSMENTS COLLECTED 2022	ESTIMATED EXPENDITURES 2022	TRANSFERS 2022	ESTIMATED BALANCE 12/31/2022	ADDITIONAL RESERVE REQUIREMENT	ANNUAL RESERVE REQUIRED	REDUCED ANNUAL FUNDING	COST/ UNIT/ QTR
ACCT#	ASSET												
3501	Roofing - Composite Tile	30	30	430,000	80,526	422,477	374,761	0	128,242	301,758	10,059	1,579	16.45
3502	Roofing - Flat	40	18	20,000	398	64	0	0	462	19,538	1,085	170	1.77
3503	Building Restoration/Painting	10	1	75,000	14,276	3,765	0	0	18,041	56,959	56,959	8,940	93.13
3504	Pavement	20	7	20,000	3,323	111	0	0	3,434	16,566	2,367	371	3.87
3505	Pool Restoration	10	9	30,000	10,461	177	8,328	0	2,310	27,691	3,077	483	5.03
3509	Capital Improvements	1	1	0	0	0	0	0	0	0	0	0	0.00
				575,000	108,984	426,594	383,089	0	152,488	422,512	73,546	11,544	120.25

Note 1: Roofing - Special Assessment 2022 \$400,800.00; Interest earnings included in Assessments collected

Note 2: 3505 - Pool Restoration - Need to update life & cost figures. Input by accounting as guesstimates - cost split 50/50 with The Pointe