

ROOKERY BAY MAINTENANCE, INC.
FINANCIAL REPORTS
September 30, 2022

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STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

COMPARISON OF ACTUAL TO BUDGET

RESERVE BALANCES

Prepared By: Sunstate Association Management Group, Inc.

Rookery Bay Maintenance Inc.
Statement of Assets, Liabilities, & Fund Balance
As of September 30, 2022

	Sep 30, 22
ASSETS	
Current Assets	
Checking/Savings	
1100 · Operating Accounts	
1110 · TRUIST OP2277	128,420.81
1180 · Due To/From Reserves	(126,750.00)
Total 1100 · Operating Accounts	1,670.81
1200 · Reserve Accounts	
1210 · TRUIST RES2285	174,304.21
1220 · Res CD 43126446 M&I 7/19	23,920.16
1230 · BankUnited 4584 9/19	6,868.50
1240 · BankUnited 4592 9/19	6,801.45
1280 · Due To/From OP	126,750.00
1281 · S/A Funds Due to RES	17,400.00
Total 1200 · Reserve Accounts	356,044.32
Total Checking/Savings	357,715.13
Accounts Receivable	
1300 · Accounts Receivable	
1310 · Assessment Receivable	131.95
1320 · Special Assessment Receivable	17,400.00
1330 · Shared Expense Receivable	764.67
Total 1300 · Accounts Receivable	18,296.62
Total Accounts Receivable	18,296.62
Other Current Assets	
1650 · Prepaid Insurance	14,333.52
Total Other Current Assets	14,333.52
Total Current Assets	390,345.27
TOTAL ASSETS	390,345.27
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
3230 · 2022 Roof S/A Due to Reserves	17,400.00
3020 · Accrued Expenses	180.00
3310 · Prepaid Assessments	8,345.00
Total Other Current Liabilities	25,925.00
Total Current Liabilities	25,925.00
Long Term Liabilities	
3500 · Reserve Fund	
3501 · Roofing - Composite Tile	332,827.07
3502 · Roofing - Flat	446.00
3503 · Building Restoration/Painting	17,099.75
3504 · Pavement	3,406.25
3505 · Pool Restoration	2,265.25
Total 3500 · Reserve Fund	356,044.32
Total Long Term Liabilities	356,044.32
Total Liabilities	381,969.32
Equity	
3990 · Operating Fund Balance	30,038.23
Net Income	(21,662.28)
Total Equity	8,375.95
TOTAL LIABILITIES & EQUITY	390,345.27

Rookery Bay Maintenance Inc.
Revenue & Expense Budget Performance
September 2022

	Sep 22	Budget	\$ Over Budget	Jan - Sep 22	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5010 · Maintenance Fees	14,491.25	14,491.25	0.00	130,421.25	130,421.25	0.00	173,895.00
5011 · Reserve Fees	0.00	0.00	0.00	19,338.75	19,338.75	0.00	25,785.00
5012 · Special Assessment Roof	0.00	24,000.00	(24,000.00)	400,800.00	24,000.00	376,800.00	24,000.00
5020 · Late Fee Income	1.95	0.00	1.95	37.05	0.00	37.05	0.00
5030 · Application Fees	135.00	0.00	135.00	135.00	0.00	135.00	0.00
5040 · Reserve Interest	2.28	0.00	2.28	11.11	0.00	11.11	0.00
5045 · Interest	1.28	0.00	1.28	4.67	0.00	4.67	0.00
Total Income	14,631.76	38,491.25	(23,859.49)	550,747.83	173,760.00	376,987.83	223,680.00
Expense							
Master Assoc. Expense							
7110 · Perico Bay Club Associ...	2,352.00	2,352.00	0.00	21,168.00	21,168.00	0.00	28,224.00
Total Master Assoc. Expense	2,352.00	2,352.00	0.00	21,168.00	21,168.00	0.00	28,224.00
Administration							
7115 · Professional Fees	0.00	33.33	(33.33)	715.00	300.01	414.99	400.00
7120 · Management Fee	750.00	750.00	0.00	6,750.00	6,750.00	0.00	9,000.00
7121 · Office Expense	67.98	184.42	(116.44)	1,856.79	1,659.74	197.05	2,213.00
7122 · Fees, Reports, Taxes	169.09	33.33	135.76	1,778.06	300.01	1,478.05	400.00
Total Administration	987.07	1,001.08	(14.01)	11,099.85	9,009.76	2,090.09	12,013.00
Building							
7130 · Building Repair/Maint	0.00	583.33	(583.33)	1,488.60	5,250.01	(3,761.41)	7,000.00
7140 · Pest Control	0.00	238.33	(238.33)	2,052.58	2,145.01	(92.43)	2,860.00
Total Building	0.00	821.66	(821.66)	3,541.18	7,395.02	(3,853.84)	9,860.00
Grounds							
7151 · Grounds Contract	1,150.00	1,115.00	35.00	10,245.00	10,035.00	210.00	13,380.00
7160 · Irrigation	0.00	92.50	(92.50)	586.06	832.50	(246.44)	1,110.00
7161 · Grounds Repair/Maint	0.00	541.67	(541.67)	1,350.00	4,874.99	(3,524.99)	6,500.00
7163 · Backflow Testing	0.00	16.67	(16.67)	25.00	149.99	(124.99)	200.00
Total Grounds	1,150.00	1,765.84	(615.84)	12,206.06	15,892.48	(3,686.42)	21,190.00
Insurance							
7210 · Wrap/Liability	1,123.61	145.83	977.78	10,112.49	1,312.51	8,799.98	1,750.00
7215 · Flood Insurance	3,594.00	795.42	2,798.58	10,658.00	7,158.74	3,499.26	9,545.00
7220 · Casualty	5,575.15	3,750.00	1,825.15	50,507.10	33,750.00	16,757.10	45,000.00
7225 · WC, Mold, Umbrella	(461.86)	313.17	(775.03)	771.27	2,818.49	(2,047.22)	3,758.00
Total Insurance	9,830.90	5,004.42	4,826.48	72,048.86	45,039.74	27,009.12	60,053.00
Other							
7980 · Reserve Budgeted Tran...	0.00	0.00	0.00	19,338.75	19,338.75	0.00	25,785.00
7990 · Reserve Interest Transfer	2.28	0.00	2.28	11.11	0.00	11.11	0.00
7995 · S/A Transfer to Reserves	0.00	24,000.00	(24,000.00)	400,800.00	24,000.00	376,800.00	24,000.00
Total Other	2.28	24,000.00	(23,997.72)	420,149.86	43,338.75	376,811.11	49,785.00
Pool							
7170 · Service Contract	135.00	120.00	15.00	1,215.00	1,080.00	135.00	1,440.00
7171 · Repair & Maintenance	95.62	166.67	(71.05)	420.07	1,499.99	(1,079.92)	2,000.00
7172 · Water & Electric	344.28	470.83	(126.55)	4,216.36	4,237.51	(21.15)	5,650.00
7173 · Cleaning	45.00	45.00	0.00	405.00	405.00	0.00	540.00
7174 · Permits	0.00	10.42	(10.42)	125.18	93.74	31.44	125.00
Total Pool	619.90	812.92	(193.02)	6,381.61	7,316.24	(934.63)	9,755.00
Utilities							
7185 · Electric	104.31	66.67	37.64	817.49	599.99	217.50	800.00
7190 · Water/Sewer/Trash	1,084.33	1,166.67	(82.34)	10,693.85	10,499.99	193.86	14,000.00
7191 · Cable TV	1,598.03	1,500.00	98.03	14,303.35	13,500.00	803.35	18,000.00
Total Utilities	2,786.67	2,733.34	53.33	25,814.69	24,599.98	1,214.71	32,800.00
Total Expense	17,728.82	38,491.26	(20,762.44)	572,410.11	173,759.97	398,650.14	223,680.00
Net Ordinary Income	(3,097.06)	(0.01)	(3,097.05)	(21,662.28)	0.03	(21,662.31)	0.00
Net Income	(3,097.06)	(0.01)	(3,097.05)	(21,662.28)	0.03	(21,662.31)	0.00

ROOKERY BAY MAINTENANCE, INC.

Reserve Balances

September 30, 2022

	Balance 1/1/22	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
3501 - Roofing - Composite Tile	\$ 80,526.11	\$ 16,251.00	\$ 400,800.00	\$ (164,761.15)	\$ 11.11	\$ 332,827.07
3502 - Roofing - Flat	398.00	48.00	-	-	-	\$ 446.00
3503 - Building Restoration/Painting	14,276.00	2,823.75	-	-	-	\$ 17,099.75
3504 - Pavement	3,323.00	83.25	-	-	-	\$ 3,406.25
3505 - Pool Restoration	10,460.83	132.75	-	(8,328.33)	-	\$ 2,265.25
3509 - Capital Improvements	-	-	-	-	-	\$ -
Total Reserves	\$ 108,983.94	19,338.75	400,800.00	(173,089.48)	11.11	356,044.32

Expense Details

3505 - Pool Restoration

2/25/22 Galaxy Pools Renovation	\$ 18,156.67
2/25/22 Galaxy Pools Damages Credit	\$ (1,500.00)
2/22 - The Pointe's share of reno expenses	\$ (8,328.34)
Total	\$ 8,328.33

Allocation Details

3501 - Roofing - Composite Tile

3/22 - Special Assessment for Roofing - \$400,800

3501 - Roofing - Composite Tile

9/23 Colonial Roofing	\$ 164,761.15
Total	\$ 164,761.15