

ROOKERY BAY MAINTENANCE, INC.
FINANCIAL REPORTS
October 31, 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 October 31, 2022

	Oct 31, 22
ASSETS	
Current Assets	
Checking/Savings	
1100 · Operating Accounts	
1110 · TRUIST OP2277	177,228.85
1180 · Due To/From Reserves	(144,150.00)
Total 1100 · Operating Accounts	33,078.85
1200 · Reserve Accounts	
1210 · TRUIST RES2285	90,195.06
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	144,150.00
Total 1200 · Reserve Accounts	271,935.17
Total Checking/Savings	305,014.02
Accounts Receivable	
1300 · Accounts Receivable	
1310 · Assessment Receivable	2,142.40
1330 · Shared Expense Receivable	866.40
Total 1300 · Accounts Receivable	3,008.80
Total Accounts Receivable	3,008.80
Other Current Assets	
1650 · Prepaid Insurance	7,166.76
Total Other Current Assets	7,166.76
Total Current Assets	315,189.58
TOTAL ASSETS	315,189.58
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	(132.41)
Total Accounts Payable	(132.41)
Other Current Liabilities	
3020 · Accrued Expenses	270.00
3310 · Prepaid Assessments	7,143.05
3460 · Deferred Assessments	28,982.50
Total Other Current Liabilities	36,395.55
Total Current Liabilities	36,263.14
Long Term Liabilities	
3500 · Reserve Fund	
3501 · Roofing - Composite Tile	247,688.67
3502 · Roofing - Flat	462.00
3503 · Building Restoration/Painting	18,041.00
3504 · Pavement	3,434.00
3505 · Pool Restoration	2,309.50
Total 3500 · Reserve Fund	271,935.17
Total Long Term Liabilities	271,935.17
Total Liabilities	308,198.31
Equity	
3990 · Operating Fund Balance	30,038.23
Net Income	(23,046.96)
Total Equity	6,991.27
TOTAL LIABILITIES & EQUITY	315,189.58

Rookery Bay Maintenance Inc. Revenue & Expense Budget Performance

October 2022

	Oct 22	Budget	\$ Over Budget	Jan - Oct 22	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5010 · Maintenance Fees	14,491.25	14,491.25	0.00	144,912.50	144,912.50	0.00	173,895.00
5011 · Reserve Fees	6,446.25	6,446.25	0.00	25,785.00	25,785.00	0.00	25,785.00
5012 · Special Assessment Roof	0.00	0.00	0.00	400,800.00	24,000.00	376,800.00	24,000.00
5020 · Late Fee Income	62.40	0.00	62.40	99.45	0.00	99.45	0.00
5030 · Application Fees	0.00	0.00	0.00	135.00	0.00	135.00	0.00
5040 · Reserve Interest	1.15	0.00	1.15	12.26	0.00	12.26	0.00
5045 · Interest	1.66	0.00	1.66	6.33	0.00	6.33	0.00
Total Income	21,002.71	20,937.50	65.21	571,750.54	194,697.50	377,053.04	223,680.00
Expense							
Master Assoc. Expense							
7110 · Perico Bay Club Associ...	2,352.00	2,352.00	0.00	23,520.00	23,520.00	0.00	28,224.00
Total Master Assoc. Expense	2,352.00	2,352.00	0.00	23,520.00	23,520.00	0.00	28,224.00
Administration							
7115 · Professional Fees	110.00	33.33	76.67	825.00	333.34	491.66	400.00
7120 · Management Fee	750.00	750.00	0.00	7,500.00	7,500.00	0.00	9,000.00
7121 · Office Expense	454.99	184.42	270.57	2,311.78	1,844.16	467.62	2,213.00
7122 · Fees, Reports, Taxes	169.09	33.33	135.76	1,947.15	333.34	1,613.81	400.00
Total Administration	1,484.08	1,001.08	483.00	12,583.93	10,010.84	2,573.09	12,013.00
Building							
7130 · Building Repair/Maint	0.00	583.33	(583.33)	1,488.60	5,833.34	(4,344.74)	7,000.00
7140 · Pest Control	600.86	238.33	362.53	2,653.44	2,383.34	270.10	2,860.00
Total Building	600.86	821.66	(220.80)	4,142.04	8,216.68	(4,074.64)	9,860.00
Grounds							
7151 · Grounds Contract	1,150.00	1,115.00	35.00	11,395.00	11,150.00	245.00	13,380.00
7160 · Irrigation	0.00	92.50	(92.50)	586.06	925.00	(338.94)	1,110.00
7161 · Grounds Repair/Maint	0.00	541.67	(541.67)	1,350.00	5,416.66	(4,066.66)	6,500.00
7163 · Backflow Testing	0.00	16.67	(16.67)	25.00	166.66	(141.66)	200.00
Total Grounds	1,150.00	1,765.84	(615.84)	13,356.06	17,658.32	(4,302.26)	21,190.00
Insurance							
7210 · Wrap/Liability	1,123.61	145.83	977.78	11,236.10	1,458.34	9,777.76	1,750.00
7215 · Flood Insurance	0.00	795.42	(795.42)	10,658.00	7,954.16	2,703.84	9,545.00
7220 · Casualty	5,575.15	3,750.00	1,825.15	56,082.25	37,500.00	18,582.25	45,000.00
7225 · WC, Mold, Umbrella	154.14	313.17	(159.03)	925.41	3,131.66	(2,206.25)	3,758.00
Total Insurance	6,852.90	5,004.42	1,848.48	78,901.76	50,044.16	28,857.60	60,053.00
Other							
7980 · Reserve Budgeted Tran...	6,446.25	6,446.25	0.00	25,785.00	25,785.00	0.00	25,785.00
7990 · Reserve Interest Transfer	1.15	0.00	1.15	12.26	0.00	12.26	0.00
7995 · S/A Transfer to Reserves	0.00	0.00	0.00	400,800.00	24,000.00	376,800.00	24,000.00
Total Other	6,447.40	6,446.25	1.15	426,597.26	49,785.00	376,812.26	49,785.00
Pool							
7170 · Service Contract	135.00	120.00	15.00	1,350.00	1,200.00	150.00	1,440.00
7171 · Repair & Maintenance	243.46	166.67	76.79	663.53	1,666.66	(1,003.13)	2,000.00
7172 · Water & Electric	298.16	470.83	(172.67)	4,514.52	4,708.34	(193.82)	5,650.00
7173 · Cleaning	45.00	45.00	0.00	450.00	450.00	0.00	540.00
7174 · Permits	0.00	10.42	(10.42)	125.18	104.16	21.02	125.00
Total Pool	721.62	812.92	(91.30)	7,103.23	8,129.16	(1,025.93)	9,755.00
Utilities							
7185 · Electric	105.97	66.67	39.30	923.46	666.66	256.80	800.00
7190 · Water/Sewer/Trash	1,074.53	1,166.67	(92.14)	11,768.38	11,666.66	101.72	14,000.00
7191 · Cable TV	1,598.03	1,500.00	98.03	15,901.38	15,000.00	901.38	18,000.00
Total Utilities	2,778.53	2,733.34	45.19	28,593.22	27,333.32	1,259.90	32,800.00
Total Expense	22,387.39	20,937.51	1,449.88	594,797.50	194,697.48	400,100.02	223,680.00
Net Ordinary Income	(1,384.68)	(0.01)	(1,384.67)	(23,046.96)	0.02	(23,046.98)	0.00
Net Income	(1,384.68)	(0.01)	(1,384.67)	(23,046.96)	0.02	(23,046.98)	0.00

ROOKERY BAY MAINTENANCE, INC.

Reserve Balances

October 31, 2022

	Balance 1/1/22	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
3501 - Roofing - Composite Tile	\$ 80,526.11	\$ 21,668.00	\$ 400,800.00	\$ (255,317.70)	\$ 12.26	\$ 247,688.67
3502 - Roofing - Flat	398.00	64.00	-	-	-	\$ 462.00
3503 - Building Restoration/Painting	14,276.00	3,765.00	-	-	-	\$ 18,041.00
3504 - Pavement	3,323.00	111.00	-	-	-	\$ 3,434.00
3505 - Pool Restoration	10,460.83	177.00	-	(8,328.33)	-	\$ 2,309.50
3509 - Capital Improvements	-	-	-	-	-	\$ -
Total Reserves	\$ 108,983.94	25,785.00	400,800.00	(263,646.03)	12.26	271,935.17

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
10/1 Colonial Roofing	\$ 94,991.05
10/1 Colonial Roofing	\$ 2,760.00
10/1 Colonial Roofing	\$ 2,688.00
10/1 Colonial Roofing	\$ 131.25
10/1 Colonial Roofing	\$ 48.09
10/1 Colonial Roofing - 10% Retention	\$ (10,061.84)
Total	\$ 255,317.70