

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

	Nov 30, 22
ASSETS	
Current Assets	
Checking/Savings	
1100 · Operating Accounts	
1110 · TRUIST OP2277	25,721.06
Total 1100 · Operating Accounts	25,721.06
1200 · Reserve Accounts	
1210 · TRUIST RES2285	234,346.67
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
Total 1200 · Reserve Accounts	271,936.78
Total Checking/Savings	297,657.84
Accounts Receivable	
1300 · Accounts Receivable	
1310 · Assessment Receivable	31.20
1330 · Shared Expense Receivable	703.29
Total 1300 · Accounts Receivable	734.49
Total Accounts Receivable	734.49
Other Current Assets	
1650 · Prepaid Insurance	102,126.01
Total Other Current Assets	102,126.01
Total Current Assets	400,518.34
TOTAL ASSETS	400,518.34
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	8,816.99
Total Accounts Payable	8,816.99
Other Current Liabilities	
3015 · Insurance Loan Payable	93,887.86
3020 · Accrued Expenses	90.00
3310 · Prepaid Assessments	7,205.45
3460 · Deferred Assessments	14,491.25
Total Other Current Liabilities	115,674.56
Total Current Liabilities	124,491.55
Long Term Liabilities	
3500 · Reserve Fund	
3501 · Roofing - Composite Tile	247,690.28
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	271,936.78
Total Long Term Liabilities	271,936.78
Total Liabilities	396,428.33
Equity	
3990 · Operating Fund Balance	30,038.23
Net Income	(25,948.22)
Total Equity	4,090.01
TOTAL LIABILITIES & EQUITY	400,518.34

Rookery Bay Maintenance Inc.
Revenue & Expense Budget Performance

November 2022

	Nov 22	Budget	\$ Over Budget	Jan - Nov 22	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5010 · Maintenance Fees	14,491.25	14,491.25	0.00	159,403.75	159,403.75	0.00	173,895.00
5011 · Reserve Fees	0.00	0.00	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	0.00	0.00	0.00	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	1.61	0.00	1.61	13.87	0.00	13.87	0.00
5045 · Interest	0.56	0.00	0.56	6.89	0.00	6.89	0.00
Total Income	14,493.42	14,491.25	2.17	586,243.96	209,188.75	377,055.21	223,680.00
Gross Profit	14,493.42	14,491.25	2.17	586,243.96	209,188.75	377,055.21	223,680.00
Expense							
Master Assoc. Expense							
7110 · Perico Bay Club Associ...	2,352.00	2,352.00	0.00	25,872.00	25,872.00	0.00	28,224.00
Total Master Assoc. Expense	2,352.00	2,352.00	0.00	25,872.00	25,872.00	0.00	28,224.00
Administration							
7115 · Professional Fees	0.00	33.33	(33.33)	825.00	366.67	458.33	400.00
7120 · Management Fee	750.00	750.00	0.00	8,250.00	8,250.00	0.00	9,000.00
7121 · Office Expense	146.49	184.42	(37.93)	2,458.27	2,028.58	429.69	2,213.00
7122 · Fees, Reports, Taxes	169.09	33.33	135.76	2,116.24	366.67	1,749.57	400.00
Total Administration	1,065.58	1,001.08	64.50	13,649.51	11,011.92	2,637.59	12,013.00
Building							
7130 · Building Repair/Maint	2,405.84	583.33	1,822.51	3,894.44	6,416.67	(2,522.23)	7,000.00
7140 · Pest Control	0.00	238.33	(238.33)	2,653.44	2,621.67	31.77	2,860.00
Total Building	2,405.84	821.66	1,584.18	6,547.88	9,038.34	(2,490.46)	9,860.00
Grounds							
7151 · Grounds Contract	1,150.00	1,115.00	35.00	12,545.00	12,265.00	280.00	13,380.00
7160 · Irrigation	17.70	92.50	(74.80)	603.76	1,017.50	(413.74)	1,110.00
7161 · Grounds Repair/Maint	0.00	541.67	(541.67)	1,350.00	5,958.33	(4,608.33)	6,500.00
7163 · Backflow Testing	0.00	16.67	(16.67)	25.00	183.33	(158.33)	200.00
Total Grounds	1,167.70	1,765.84	(598.14)	14,523.76	19,424.16	(4,900.40)	21,190.00
Insurance							
7210 · Wrap/Liability	1,123.61	145.83	977.78	12,359.71	1,604.17	10,755.54	1,750.00
7215 · Flood Insurance	0.00	795.42	(795.42)	10,658.00	8,749.58	1,908.42	9,545.00
7220 · Casualty	5,575.15	3,750.00	1,825.15	61,657.40	41,250.00	20,407.40	45,000.00
7225 · WC, Mold, Umbrella	154.14	313.17	(159.03)	1,079.55	3,444.83	(2,365.28)	3,758.00
Total Insurance	6,852.90	5,004.42	1,848.48	85,754.66	55,048.58	30,706.08	60,053.00
Other							
7980 · Reserve Budgeted Tran...	0.00	0.00	0.00	25,785.00	25,785.00	0.00	25,785.00
7990 · Reserve Interest Transfer	1.61	0.00	1.61	13.87	0.00	13.87	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	1.61	0.00	1.61	426,598.87	49,785.00	376,813.87	49,785.00
Pool							
7170 · Service Contract	135.00	120.00	15.00	1,485.00	1,320.00	165.00	1,440.00
7171 · Repair & Maintenance	32.80	166.67	(133.87)	696.33	1,833.33	(1,137.00)	2,000.00
7172 · Water & Electric	478.13	470.83	7.30	4,992.65	5,179.17	(186.52)	5,650.00
7173 · Cleaning	45.00	45.00	0.00	495.00	495.00	0.00	540.00
7174 · Permits	0.00	10.42	(10.42)	125.18	114.58	10.60	125.00
Total Pool	690.93	812.92	(121.99)	7,794.16	8,942.08	(1,147.92)	9,755.00
Utilities							
7185 · Electric	107.14	66.67	40.47	1,030.60	733.33	297.27	800.00
7190 · Water/Sewer/Trash	1,152.95	1,166.67	(13.72)	12,921.33	12,833.33	88.00	14,000.00
7191 · Cable TV	1,598.03	1,500.00	98.03	17,499.41	16,500.00	999.41	18,000.00
Total Utilities	2,858.12	2,733.34	124.78	31,451.34	30,066.66	1,384.68	32,800.00
Total Expense	17,394.68	14,491.26	2,903.42	612,192.18	209,188.74	403,003.44	223,680.00
Net Ordinary Income	(2,901.26)	(0.01)	(2,901.25)	(25,948.22)	0.01	(25,948.23)	0.00
Net Income	(2,901.26)	(0.01)	(2,901.25)	(25,948.22)	0.01	(25,948.23)	0.00

ROOKERY BAY MAINTENANCE, INC.

Reserve Balances

November 30, 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)	\$ 13.87	\$ 247,690.28
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)	13.87	271,936.78

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

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

Allocation Details

3501 - Roofing - Composite Tile

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