

**ROOKERY BAY MAINTENANCE, INC.**  
**FINANCIAL REPORTS**  
**December 31, 2022**

**TABLE OF CONTENTS:**

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 December 31, 2022

	Dec 31, 22
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1100 · Operating Accounts	
1110 · TRUIST OP2277	18,408.04
1180 · Due To/From Reserves	(45,075.00)
<b>Total 1100 · Operating Accounts</b>	(26,666.96)
1200 · Reserve Accounts	
1210 · TRUIST RES2285	189,273.45
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	45,075.00
<b>Total 1200 · Reserve Accounts</b>	271,938.56
<b>Total Checking/Savings</b>	245,271.60
<b>Accounts Receivable</b>	
1300 · Accounts Receivable	
1310 · Assessment Receivable	31.20
1330 · Shared Expense Receivable	963.42
<b>Total 1300 · Accounts Receivable</b>	994.62
<b>Total Accounts Receivable</b>	994.62
<b>Other Current Assets</b>	
1650 · Prepaid Insurance	93,615.51
<b>Total Other Current Assets</b>	93,615.51
<b>Total Current Assets</b>	339,881.73
<b>TOTAL ASSETS</b>	<b>339,881.73</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Other Current Liabilities</b>	
3015 · Insurance Loan Payable	48,812.86
3020 · Accrued Expenses	180.00
3310 · Prepaid Assessments	16,785.45
<b>Total Other Current Liabilities</b>	65,778.31
<b>Total Current Liabilities</b>	65,778.31
<b>Long Term Liabilities</b>	
3500 · Reserve Fund	
3501 · Roofing - Composite Tile	247,692.06
3502 · Roofing - Flat	462.00
3503 · Building Restoration/Painting	18,041.00
3504 · Pavement	3,434.00
3505 · Pool Restoration	2,309.50
<b>Total 3500 · Reserve Fund</b>	271,938.56
<b>Total Long Term Liabilities</b>	271,938.56
<b>Total Liabilities</b>	337,716.87
<b>Equity</b>	
3990 · Operating Fund Balance	30,038.23
Net Income	(27,873.37)
<b>Total Equity</b>	2,164.86
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>339,881.73</b>

**Rookery Bay Maintenance Inc.**  
**Revenue & Expense Budget Performance**

December 2022

	Dec 22	Budget	\$ Over Budget	Jan - Dec 22	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
5010 · Maintenance Fees	14,491.25	14,491.25	0.00	173,895.00	173,895.00	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	1.78	0.00	1.78	15.65	0.00	15.65	0.00
5045 · Interest	0.17	0.00	0.17	7.06	0.00	7.06	0.00
5050 · Miscellaneous	3,600.00	0.00	3,600.00	3,600.00	0.00	3,600.00	0.00
<b>Total Income</b>	<b>18,093.20</b>	<b>14,491.25</b>	<b>3,601.95</b>	<b>604,337.16</b>	<b>223,680.00</b>	<b>380,657.16</b>	<b>223,680.00</b>
<b>Gross Profit</b>	<b>18,093.20</b>	<b>14,491.25</b>	<b>3,601.95</b>	<b>604,337.16</b>	<b>223,680.00</b>	<b>380,657.16</b>	<b>223,680.00</b>
<b>Expense</b>							
<b>Master Assoc. Expense</b>							
7110 · Perico Bay Club Associ...	2,352.00	2,352.00	0.00	28,224.00	28,224.00	0.00	28,224.00
<b>Total Master Assoc. Expense</b>	<b>2,352.00</b>	<b>2,352.00</b>	<b>0.00</b>	<b>28,224.00</b>	<b>28,224.00</b>	<b>0.00</b>	<b>28,224.00</b>
<b>Administration</b>							
7115 · Professional Fees	0.00	33.33	(33.33)	825.00	400.00	425.00	400.00
7120 · Management Fee	750.00	750.00	0.00	9,000.00	9,000.00	0.00	9,000.00
7121 · Office Expense	130.95	184.42	(53.47)	2,589.22	2,213.00	376.22	2,213.00
7122 · Fees, Reports, Taxes	433.72	33.33	400.39	2,549.96	400.00	2,149.96	400.00
<b>Total Administration</b>	<b>1,314.67</b>	<b>1,001.08</b>	<b>313.59</b>	<b>14,964.18</b>	<b>12,013.00</b>	<b>2,951.18</b>	<b>12,013.00</b>
<b>Building</b>							
7130 · Building Repair/Maint	1,913.80	583.33	1,330.47	5,808.24	7,000.00	(1,191.76)	7,000.00
7140 · Pest Control	550.00	238.33	311.67	3,203.44	2,860.00	343.44	2,860.00
<b>Total Building</b>	<b>2,463.80</b>	<b>821.66</b>	<b>1,642.14</b>	<b>9,011.68</b>	<b>9,860.00</b>	<b>(848.32)</b>	<b>9,860.00</b>
<b>Grounds</b>							
7151 · Grounds Contract	1,150.00	1,115.00	35.00	13,695.00	13,380.00	315.00	13,380.00
7160 · Irrigation	0.00	92.50	(92.50)	603.76	1,110.00	(506.24)	1,110.00
7161 · Grounds Repair/Maint	0.00	541.67	(541.67)	1,350.00	6,500.00	(5,150.00)	6,500.00
7163 · Backflow Testing	0.00	16.67	(16.67)	25.00	200.00	(175.00)	200.00
<b>Total Grounds</b>	<b>1,150.00</b>	<b>1,765.84</b>	<b>(615.84)</b>	<b>15,673.76</b>	<b>21,190.00</b>	<b>(5,516.24)</b>	<b>21,190.00</b>
<b>Insurance</b>							
7210 · Wrap/Liability	1,089.40	145.83	943.57	13,449.11	1,750.00	11,699.11	1,750.00
7215 · Flood Insurance	0.00	795.42	(795.42)	10,658.00	9,545.00	1,113.00	9,545.00
7220 · Casualty	7,818.49	3,750.00	4,068.49	69,475.89	45,000.00	24,475.89	45,000.00
7225 · WC, Mold, Umbrella	242.34	313.17	(70.83)	1,321.89	3,758.00	(2,436.11)	3,758.00
<b>Total Insurance</b>	<b>9,150.23</b>	<b>5,004.42</b>	<b>4,145.81</b>	<b>94,904.89</b>	<b>60,053.00</b>	<b>34,851.89</b>	<b>60,053.00</b>
<b>Other</b>							
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	1.78	0.00	1.78	15.65	0.00	15.65	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
<b>Total Other</b>	<b>1.78</b>	<b>0.00</b>	<b>1.78</b>	<b>426,600.65</b>	<b>49,785.00</b>	<b>376,815.65</b>	<b>49,785.00</b>
<b>Pool</b>							
7170 · Service Contract	135.00	120.00	15.00	1,620.00	1,440.00	180.00	1,440.00
7171 · Repair & Maintenance	119.56	166.67	(47.11)	815.89	2,000.00	(1,184.11)	2,000.00
7172 · Water & Electric	393.94	470.83	(76.89)	5,386.59	5,650.00	(263.41)	5,650.00
7173 · Cleaning	45.00	45.00	0.00	540.00	540.00	0.00	540.00
7174 · Permits	0.00	10.42	(10.42)	125.18	125.00	0.18	125.00
<b>Total Pool</b>	<b>693.50</b>	<b>812.92</b>	<b>(119.42)</b>	<b>8,487.66</b>	<b>9,755.00</b>	<b>(1,267.34)</b>	<b>9,755.00</b>
<b>Utilities</b>							
7185 · Electric	107.33	66.67	40.66	1,137.93	800.00	337.93	800.00
7190 · Water/Sewer/Trash	1,187.25	1,166.67	20.58	14,108.58	14,000.00	108.58	14,000.00
7191 · Cable TV	1,597.79	1,500.00	97.79	19,097.20	18,000.00	1,097.20	18,000.00
<b>Total Utilities</b>	<b>2,892.37</b>	<b>2,733.34</b>	<b>159.03</b>	<b>34,343.71</b>	<b>32,800.00</b>	<b>1,543.71</b>	<b>32,800.00</b>
<b>Total Expense</b>	<b>20,018.35</b>	<b>14,491.26</b>	<b>5,527.09</b>	<b>632,210.53</b>	<b>223,680.00</b>	<b>408,530.53</b>	<b>223,680.00</b>
<b>Net Ordinary Income</b>	<b>(1,925.15)</b>	<b>(0.01)</b>	<b>(1,925.14)</b>	<b>(27,873.37)</b>	<b>0.00</b>	<b>(27,873.37)</b>	<b>0.00</b>
<b>Net Income</b>	<b>(1,925.15)</b>	<b>(0.01)</b>	<b>(1,925.14)</b>	<b>(27,873.37)</b>	<b>0.00</b>	<b>(27,873.37)</b>	<b>0.00</b>

## ROOKERY BAY MAINTENANCE, INC.

### Reserve Balances

December 31, 2022

	Balance 1/1/22	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
<b>3501 - Roofing - Composite Tile</b>	\$ 80,526.11	\$ 21,668.00	\$ 400,800.00	\$ (255,317.70)	\$ 15.65	\$ 247,692.06
<b>3502 - Roofing - Flat</b>	398.00	64.00	-	-	-	\$ 462.00
<b>3503 - Building Restoration/Painting</b>	14,276.00	3,765.00	-	-	-	\$ 18,041.00
<b>3504 - Pavement</b>	3,323.00	111.00	-	-	-	\$ 3,434.00
<b>3505 - Pool Restoration</b>	10,460.83	177.00	-	(8,328.33)	-	\$ 2,309.50
<b>3509 - Capital Improvements</b>	-	-	-	-	-	\$ -
<b>Total Reserves</b>	<b>\$ 108,983.94</b>	<b>25,785.00</b>	<b>400,800.00</b>	<b>(263,646.03)</b>	<b>15.65</b>	<b>271,938.56</b>

#### 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)
<b>Total</b>	<b>\$ 8,328.33</b>

##### 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