

ROOKERY BAY MAINTENANCE, INC.
FINANCIAL REPORTS
January 31, 2023

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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 January 31, 2023

	Jan 31, 23
ASSETS	
Current Assets	
Checking/Savings	
1100 · Operating Accounts	
1110 · TRUIST OP2277	91,299.06
1180 · Due To/From Reserves	(89,775.00)
Total 1100 · Operating Accounts	1,524.06
1200 · Reserve Accounts	
1210 · TRUIST RES2285	147,461.00
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	89,775.00
Total 1200 · Reserve Accounts	274,826.11
Total Checking/Savings	276,350.17
Accounts Receivable	
1300 · Accounts Receivable	
1310 · Assessment Receivable	5,031.20
1330 · Shared Expense Receivable	1,972.76
Total 1300 · Accounts Receivable	7,003.96
Total Accounts Receivable	7,003.96
Other Current Assets	
1650 · Prepaid Insurance	85,105.01
Total Other Current Assets	85,105.01
Total Current Assets	368,459.14
TOTAL ASSETS	368,459.14
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	44.80
Total Accounts Payable	44.80
Other Current Liabilities	
3015 · Insurance Loan Payable	48,812.86
3020 · Accrued Expenses	270.00
3310 · Prepaid Assessments	2,563.05
3460 · Deferred Assessments	38,076.04
Total Other Current Liabilities	89,721.95
Total Current Liabilities	89,766.75
Long Term Liabilities	
3500 · Reserve Fund	274,826.11
Total Long Term Liabilities	274,826.11
Total Liabilities	364,592.86
Equity	
3995 · Retained Earnings	(27,873.37)
3990 · Operating Fund Balance	30,038.23
Net Income	1,701.42
Total Equity	3,866.28
TOTAL LIABILITIES & EQUITY	368,459.14

Rookery Bay Maintenance Inc.
Revenue & Expense Budget Performance

January 2023

	Jan 23	Budget	\$ Over Budget	Jan 23	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5010 · Maintenance Fees	19,038.01	19,038.01	0.00	19,038.01	19,038.01	0.00	228,456.20
5011 · Reserve Fees	2,885.95	2,885.95	0.00	2,885.95	2,885.95	0.00	11,543.80
5040 · Reserve Interest	1.60	0.00	1.60	1.60	0.00	1.60	0.00
5045 · Interest	0.41	0.00	0.41	0.41	0.00	0.41	0.00
Total Income	21,925.97	21,923.96	2.01	21,925.97	21,923.96	2.01	240,000.00
Gross Profit	21,925.97	21,923.96	2.01	21,925.97	21,923.96	2.01	240,000.00
Expense							
Master Assoc. Expense							
7110 · Perico Bay Club Associ...	2,592.00	2,592.00	0.00	2,592.00	2,592.00	0.00	31,104.00
Total Master Assoc. Expense	2,592.00	2,592.00	0.00	2,592.00	2,592.00	0.00	31,104.00
Administration							
7115 · Professional Fees	0.00	35.41	(35.41)	0.00	35.41	(35.41)	425.00
7120 · Management Fee	790.00	790.00	0.00	790.00	790.00	0.00	9,480.00
7121 · Office Expense	244.17	233.34	10.83	244.17	233.34	10.83	2,800.00
7122 · Fees, Reports, Taxes	337.72	213.75	123.97	337.72	213.75	123.97	2,565.00
Total Administration	1,371.89	1,272.50	99.39	1,371.89	1,272.50	99.39	15,270.00
Building							
7130 · Building Repair/Maint	0.00	583.34	(583.34)	0.00	583.34	(583.34)	7,000.00
7140 · Pest Control	360.00	183.34	176.66	360.00	183.34	176.66	2,200.00
Total Building	360.00	766.68	(406.68)	360.00	766.68	(406.68)	9,200.00
Grounds							
7151 · Grounds Contract	1,150.00	1,148.50	1.50	1,150.00	1,148.50	1.50	13,782.00
7160 · Irrigation	44.80	92.50	(47.70)	44.80	92.50	(47.70)	1,110.00
7161 · Grounds Repair/Maint	0.00	541.66	(541.66)	0.00	541.66	(541.66)	6,500.00
7163 · Backflow Testing	0.00	16.66	(16.66)	0.00	16.66	(16.66)	200.00
Total Grounds	1,194.80	1,799.32	(604.52)	1,194.80	1,799.32	(604.52)	21,592.00
Insurance							
7210 · Wrap/Liability	1,089.40	1,162.50	(73.10)	1,089.40	1,162.50	(73.10)	13,950.00
7215 · Flood Insurance	0.00	882.10	(882.10)	0.00	882.10	(882.10)	10,585.20
7220 · Casualty	6,703.54	6,575.00	128.54	6,703.54	6,575.00	128.54	78,900.00
7225 · WC, Mold, Umbrella	242.34	158.34	84.00	242.34	158.34	84.00	1,900.00
Total Insurance	8,035.28	8,777.94	(742.66)	8,035.28	8,777.94	(742.66)	105,335.20
Other							
7980 · Reserve Budgeted Tran...	2,885.95	2,885.95	0.00	2,885.95	2,885.95	0.00	11,543.80
7990 · Reserve Interest Transfer	1.60	0.00	1.60	1.60	0.00	1.60	0.00
Total Other	2,887.55	2,885.95	1.60	2,887.55	2,885.95	1.60	11,543.80
Pool							
7170 · Service Contract	175.00	142.09	32.91	175.00	142.09	32.91	1,705.00
7171 · Repair & Maintenance	0.00	166.66	(166.66)	0.00	166.66	(166.66)	2,000.00
7172 · Water & Electric	651.83	508.34	143.49	651.83	508.34	143.49	6,100.00
7173 · Cleaning	45.00	47.09	(2.09)	45.00	47.09	(2.09)	565.00
7174 · Permits	0.00	10.41	(10.41)	0.00	10.41	(10.41)	125.00
Total Pool	871.83	874.59	(2.76)	871.83	874.59	(2.76)	10,495.00
Utilities							
7185 · Electric	140.86	93.75	47.11	140.86	93.75	47.11	1,125.00
7190 · Water/Sewer/Trash	1,172.55	1,261.25	(88.70)	1,172.55	1,261.25	(88.70)	15,135.00
7191 · Cable TV	1,597.79	1,600.00	(2.21)	1,597.79	1,600.00	(2.21)	19,200.00
Total Utilities	2,911.20	2,955.00	(43.80)	2,911.20	2,955.00	(43.80)	35,460.00
Total Expense	20,224.55	21,923.98	(1,699.43)	20,224.55	21,923.98	(1,699.43)	240,000.00
Net Ordinary Income	1,701.42	(0.02)	1,701.44	1,701.42	(0.02)	1,701.44	0.00
Net Income	1,701.42	(0.02)	1,701.44	1,701.42	(0.02)	1,701.44	0.00

ROOKERY BAY MAINTENANCE, INC.

Reserve Balances

January 31, 2023

	Balance 1/1/23	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
3501 - Roofing - Composite Tile	\$ 247,692.06	\$ 394.75	\$ -	\$ -	\$ 1.60	\$ 248,088.41
3502 - Roofing - Flat	462.00	\$ 42.50	-	-	-	\$ 504.50
3503 - Building Restoration/Painting	18,041.00	\$ 2,235.00	-	-	-	\$ 20,276.00
3504 - Pavement	3,434.00	\$ 92.95	-	-	-	\$ 3,526.95
3505 - Pool Restoration	2,309.50	\$ 120.75	-	-	-	\$ 2,430.25
3509 - Capital Improvements	-	\$ -	-	-	-	\$ -
Total Reserves	\$ 271,938.56	2,885.95	-	-	1.60	274,826.11

Expense Details

Allocation Details

Total \$ -

Total \$ -
