

**ROOKERY BAY MAINTENANCE, INC.**  
**FINANCIAL REPORTS**  
**February 28, 2023**

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**Prepared By: Sunstate Association Management Group, Inc.**

**Rookery Bay Maintenance Inc.**  
**Statement of Assets, Liabilities, & Fund Balance**  
As of February 28, 2023

	Feb 28, 23
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
1100 · Operating Accounts	
1110 · TRUIST OP2277	34,899.58
1180 · Due To/From Reserves	31,282.78
Total 1100 · Operating Accounts	66,182.36
1200 · Reserve Accounts	
1210 · TRUIST RES2285	147,462.13
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	(31,282.78)
Total 1200 · Reserve Accounts	153,769.46
Total Checking/Savings	219,951.82
Accounts Receivable	
1300 · Accounts Receivable	
1310 · Assessment Receivable	5,068.70
1330 · Shared Expense Receivable	1,909.20
Total 1300 · Accounts Receivable	6,977.90
Total Accounts Receivable	6,977.90
Other Current Assets	
1650 · Prepaid Insurance	76,594.51
Total Other Current Assets	76,594.51
Total Current Assets	303,524.23
<b>TOTAL ASSETS</b>	<b>303,524.23</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	121,919.44
Total Accounts Payable	121,919.44
Other Current Liabilities	
3015 · Insurance Loan Payable	4,112.86
3020 · Accrued Expenses	180.00
3310 · Prepaid Assessments	2,563.05
3460 · Deferred Assessments	19,038.02
Total Other Current Liabilities	25,893.93
Total Current Liabilities	147,813.37
Long Term Liabilities	
3500 · Reserve Fund	
3501 · Roofing - Composite Tile	127,031.76
3502 · Roofing - Flat	504.50
3503 · Building Restoration/Painting	20,276.00
3504 · Pavement	3,526.95
3505 · Pool Restoration	2,430.25
Total 3500 · Reserve Fund	153,769.46
Total Long Term Liabilities	153,769.46
Total Liabilities	301,582.83
Equity	
3995 · Retained Earnings	(27,873.37)
3990 · Operating Fund Balance	30,038.23
Net Income	(223.46)
Total Equity	1,941.40
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>303,524.23</b>

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

February 2023

	Feb 23	Budget	\$ Over Budget	Jan - Feb 23	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
5010 · Maintenance Fees	19,038.02	19,038.02	0.00	38,076.03	38,076.03	0.00	228,456.20
5011 · Reserve Fees	0.00	0.00	0.00	2,885.95	2,885.95	0.00	11,543.80
5020 · Late Fee Income	37.50	0.00	37.50	37.50	0.00	37.50	0.00
5040 · Reserve Interest	1.13	0.00	1.13	2.73	0.00	2.73	0.00
5045 · Interest	0.58	0.00	0.58	0.99	0.00	0.99	0.00
<b>Total Income</b>	<b>19,077.23</b>	<b>19,038.02</b>	<b>39.21</b>	<b>41,003.20</b>	<b>40,961.98</b>	<b>41.22</b>	<b>240,000.00</b>
<b>Gross Profit</b>	<b>19,077.23</b>	<b>19,038.02</b>	<b>39.21</b>	<b>41,003.20</b>	<b>40,961.98</b>	<b>41.22</b>	<b>240,000.00</b>
<b>Expense</b>							
<b>Master Assoc. Expense</b>							
7110 · Perico Bay Club Associ...	2,592.00	2,592.00	0.00	5,184.00	5,184.00	0.00	31,104.00
<b>Total Master Assoc. Expense</b>	<b>2,592.00</b>	<b>2,592.00</b>	<b>0.00</b>	<b>5,184.00</b>	<b>5,184.00</b>	<b>0.00</b>	<b>31,104.00</b>
<b>Administration</b>							
7115 · Professional Fees	0.00	35.42	(35.42)	0.00	70.83	(70.83)	425.00
7120 · Management Fee	790.00	790.00	0.00	1,580.00	1,580.00	0.00	9,480.00
7121 · Office Expense	213.94	233.33	(19.39)	458.11	466.67	(8.56)	2,800.00
7122 · Fees, Reports, Taxes	337.72	213.75	123.97	675.44	427.50	247.94	2,565.00
<b>Total Administration</b>	<b>1,341.66</b>	<b>1,272.50</b>	<b>69.16</b>	<b>2,713.55</b>	<b>2,545.00</b>	<b>168.55</b>	<b>15,270.00</b>
<b>Building</b>							
7130 · Building Repair/Maint	594.47	583.33	11.14	594.47	1,166.67	(572.20)	7,000.00
7140 · Pest Control	0.00	183.33	(183.33)	360.00	366.67	(6.67)	2,200.00
<b>Total Building</b>	<b>594.47</b>	<b>766.66</b>	<b>(172.19)</b>	<b>954.47</b>	<b>1,533.34</b>	<b>(578.87)</b>	<b>9,200.00</b>
<b>Grounds</b>							
7151 · Grounds Contract	1,150.00	1,148.50	1.50	2,300.00	2,297.00	3.00	13,782.00
7160 · Irrigation	0.00	92.50	(92.50)	44.80	185.00	(140.20)	1,110.00
7161 · Grounds Repair/Maint	0.00	541.67	(541.67)	0.00	1,083.33	(1,083.33)	6,500.00
7163 · Backflow Testing	0.00	16.67	(16.67)	0.00	33.33	(33.33)	200.00
<b>Total Grounds</b>	<b>1,150.00</b>	<b>1,799.34</b>	<b>(649.34)</b>	<b>2,344.80</b>	<b>3,598.66</b>	<b>(1,253.86)</b>	<b>21,592.00</b>
<b>Insurance</b>							
7210 · Wrap/Liability	1,089.40	1,162.50	(73.10)	2,178.80	2,325.00	(146.20)	13,950.00
7215 · Flood Insurance	4,161.00	882.10	3,278.90	4,161.00	1,764.20	2,396.80	10,585.20
7220 · Casualty	6,703.54	6,575.00	128.54	13,407.08	13,150.00	257.08	78,900.00
7225 · WC, Mold, Umbrella	242.34	158.33	84.01	484.68	316.67	168.01	1,900.00
<b>Total Insurance</b>	<b>12,196.28</b>	<b>8,777.93</b>	<b>3,418.35</b>	<b>20,231.56</b>	<b>17,555.87</b>	<b>2,675.69</b>	<b>105,335.20</b>
<b>Other</b>							
7980 · Reserve Budgeted Tran...	0.00	0.00	0.00	2,885.95	2,885.95	0.00	11,543.80
7990 · Reserve Interest Transfer	1.13	0.00	1.13	2.73	0.00	2.73	0.00
<b>Total Other</b>	<b>1.13</b>	<b>0.00</b>	<b>1.13</b>	<b>2,888.68</b>	<b>2,885.95</b>	<b>2.73</b>	<b>11,543.80</b>
<b>Pool</b>							
7170 · Service Contract	175.00	142.08	32.92	350.00	284.17	65.83	1,705.00
7171 · Repair & Maintenance	0.00	166.67	(166.67)	0.00	333.33	(333.33)	2,000.00
7172 · Water & Electric	542.35	508.33	34.02	1,194.18	1,016.67	177.51	6,100.00
7173 · Cleaning	45.00	47.08	(2.08)	90.00	94.17	(4.17)	565.00
7174 · Permits	0.00	10.42	(10.42)	0.00	20.83	(20.83)	125.00
<b>Total Pool</b>	<b>762.35</b>	<b>874.58</b>	<b>(112.23)</b>	<b>1,634.18</b>	<b>1,749.17</b>	<b>(114.99)</b>	<b>10,495.00</b>
<b>Utilities</b>							
7185 · Electric	153.18	93.75	59.43	294.04	187.50	106.54	1,125.00
7190 · Water/Sewer/Trash	767.95	1,261.25	(493.30)	1,940.50	2,522.50	(582.00)	15,135.00
7191 · Cable TV	1,443.09	1,600.00	(156.91)	3,040.88	3,200.00	(159.12)	19,200.00
<b>Total Utilities</b>	<b>2,364.22</b>	<b>2,955.00</b>	<b>(590.78)</b>	<b>5,275.42</b>	<b>5,910.00</b>	<b>(634.58)</b>	<b>35,460.00</b>
<b>Total Expense</b>	<b>21,002.11</b>	<b>19,038.01</b>	<b>1,964.10</b>	<b>41,226.66</b>	<b>40,961.99</b>	<b>264.67</b>	<b>240,000.00</b>
<b>Net Ordinary Income</b>	<b>(1,924.88)</b>	<b>0.01</b>	<b>(1,924.89)</b>	<b>(223.46)</b>	<b>(0.01)</b>	<b>(223.45)</b>	<b>0.00</b>
<b>Net Income</b>	<b>(1,924.88)</b>	<b>0.01</b>	<b>(1,924.89)</b>	<b>(223.46)</b>	<b>(0.01)</b>	<b>(223.45)</b>	<b>0.00</b>

**ROOKERY BAY MAINTENANCE, INC.**

**Reserve Balances**

**February 28, 2023**

	<b>Balance 1/1/23</b>	<b>YTD Contribution</b>	<b>YTD Allocation</b>	<b>YTD Expense</b>	<b>YTD Interest</b>	<b>Current Balance</b>
<b>3501 - Roofing - Composite Tile</b>	\$ 247,692.06	\$ 394.75	\$ -	\$ (121,057.78)	\$ 2.73	\$ 127,031.76
<b>3502 - Roofing - Flat</b>	462.00	\$ 42.50	-	-	-	\$ 504.50
<b>3503 - Building Restoration/Painting</b>	18,041.00	\$ 2,235.00	-	-	-	\$ 20,276.00
<b>3504 - Pavement</b>	3,434.00	\$ 92.95	-	-	-	\$ 3,526.95
<b>3505 - Pool Restoration</b>	2,309.50	\$ 120.75	-	-	-	\$ 2,430.25
<b>3509 - Capital Improvements</b>	-	\$ -	-	-	-	\$ -
<b>Total Reserves</b>	<b>\$ 271,938.56</b>	<b>2,885.95</b>	<b>-</b>	<b>(121,057.78)</b>	<b>2.73</b>	<b>153,769.46</b>

**Expense Details**

**3501 Roofing - Composite Tile**

2/25/23 Colonial Roofing \$ 121,057.78

**Total \$ 121,057.78**

**Allocation Details**

**Total \$ -**

**COLONIAL ROOFING**