

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

	Mar 31, 23
ASSETS	
Current Assets	
Checking/Savings	
1100 · Operating Accounts	
1110 · TRUIST OP2277	39,470.75
1180 · Due To/From Reserves	(51,083.50)
Total 1100 · Operating Accounts	(11,612.75)
1200 · Reserve Accounts	
1210 · TRUIST RES2285	17,983.88
1220 · Res CD 43126446 BMO Harris	24,075.57
1230 · BankUnited 4584 9/19	6,922.82
1240 · BankUnited 4592 9/19	6,855.24
1280 · Due To/From OP	51,083.50
Total 1200 · Reserve Accounts	106,921.01
Total Checking/Savings	95,308.26
Accounts Receivable	
1300 · Accounts Receivable	
1310 · Assessment Receivable	2,500.00
1330 · Shared Expense Receivable	5,747.90
Total 1300 · Accounts Receivable	8,247.90
Total Accounts Receivable	8,247.90
Other Current Assets	
1350 · Undeposited Funds	2,500.00
1650 · Prepaid Insurance	67,328.78
Total Other Current Assets	69,828.78
Total Current Assets	173,384.94
TOTAL ASSETS	173,384.94
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	44,467.21
Total Accounts Payable	44,467.21
Other Current Liabilities	
3015 · Insurance Loan Payable	2,980.02
3020 · Accrued Expenses	270.00
3025 · Suspense	(1,115.00)
3310 · Prepaid Assessments	17,013.05
Total Other Current Liabilities	19,148.07
Total Current Liabilities	63,615.28
Long Term Liabilities	
3500 · Reserve Fund	106,921.01
Total Long Term Liabilities	106,921.01
Total Liabilities	170,536.29
Equity	
3990 · Operating Fund Balance	2,164.86
Net Income	683.79
Total Equity	2,848.65
TOTAL LIABILITIES & EQUITY	173,384.94

Rookery Bay Maintenance Inc.
Revenue & Expense Budget Performance

March 2023

	Mar 23	Budget	\$ Over Budget	Jan - Mar 23	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5010 · Maintenance Fees	19,038.02	19,038.02	0.00	57,114.05	57,114.05	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	0.00	0.00	0.00	37.50	0.00	37.50	0.00
5040 · Reserve Interest	264.35	0.00	264.35	267.08	0.00	267.08	0.00
5045 · Interest	0.45	0.00	0.45	1.44	0.00	1.44	0.00
Total Income	19,302.82	19,038.02	264.80	60,306.02	60,000.00	306.02	240,000.00
Gross Profit	19,302.82	19,038.02	264.80	60,306.02	60,000.00	306.02	240,000.00
Expense							
Master Assoc. Expense							
7110 · Perico Bay Club Associ...	2,592.00	2,592.00	0.00	7,776.00	7,776.00	0.00	31,104.00
Total Master Assoc. Expense	2,592.00	2,592.00	0.00	7,776.00	7,776.00	0.00	31,104.00
Administration							
7115 · Professional Fees	0.00	35.42	(35.42)	0.00	106.25	(106.25)	425.00
7120 · Management Fee	790.00	790.00	0.00	2,370.00	2,370.00	0.00	9,480.00
7121 · Office Expense	148.40	233.33	(84.93)	606.51	700.00	(93.49)	2,800.00
7122 · Fees, Reports, Taxes	21.36	213.75	(192.39)	696.80	641.25	55.55	2,565.00
Total Administration	959.76	1,272.50	(312.74)	3,673.31	3,817.50	(144.19)	15,270.00
Building							
7130 · Building Repair/Maint	847.06	583.33	263.73	1,441.53	1,750.00	(308.47)	7,000.00
7140 · Pest Control	550.00	183.33	366.67	910.00	550.00	360.00	2,200.00
Total Building	1,397.06	766.66	630.40	2,351.53	2,300.00	51.53	9,200.00
Grounds							
7151 · Grounds Contract	1,080.00	1,148.50	(68.50)	3,380.00	3,445.50	(65.50)	13,782.00
7160 · Irrigation	106.00	92.50	13.50	150.80	277.50	(126.70)	1,110.00
7161 · Grounds Repair/Maint	597.00	541.67	55.33	597.00	1,625.00	(1,028.00)	6,500.00
7163 · Backflow Testing	0.00	16.67	(16.67)	0.00	50.00	(50.00)	200.00
Total Grounds	1,783.00	1,799.34	(16.34)	4,127.80	5,398.00	(1,270.20)	21,592.00
Insurance							
7210 · Wrap/Liability	1,089.40	1,162.50	(73.10)	3,268.20	3,487.50	(219.30)	13,950.00
7215 · Flood Insurance	0.00	882.10	(882.10)	4,161.00	2,646.30	1,514.70	10,585.20
7220 · Casualty	6,703.54	6,575.00	128.54	20,110.62	19,725.00	385.62	78,900.00
7225 · WC, Mold, Umbrella	242.34	158.33	84.01	727.02	475.00	252.02	1,900.00
Total Insurance	8,035.28	8,777.93	(742.65)	28,266.84	26,333.80	1,933.04	105,335.20
Other							
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	264.35	0.00	264.35	267.08	0.00	267.08	0.00
Total Other	264.35	0.00	264.35	3,153.03	2,885.95	267.08	11,543.80
Pool							
7170 · Service Contract	175.00	142.08	32.92	525.00	426.25	98.75	1,705.00
7171 · Repair & Maintenance	0.00	166.67	(166.67)	0.00	500.00	(500.00)	2,000.00
7172 · Water & Electric	426.84	508.33	(81.49)	1,621.02	1,525.00	96.02	6,100.00
7173 · Cleaning	45.00	47.08	(2.08)	135.00	141.25	(6.25)	565.00
7174 · Permits	0.00	10.42	(10.42)	0.00	31.25	(31.25)	125.00
Total Pool	646.84	874.58	(227.74)	2,281.02	2,623.75	(342.73)	10,495.00
Utilities							
7185 · Electric	134.48	93.75	40.73	428.52	281.25	147.27	1,125.00
7190 · Water/Sewer/Trash	1,012.76	1,261.25	(248.49)	2,953.26	3,783.75	(830.49)	15,135.00
7191 · Cable TV	1,570.04	1,600.00	(29.96)	4,610.92	4,800.00	(189.08)	19,200.00
Total Utilities	2,717.28	2,955.00	(237.72)	7,992.70	8,865.00	(872.30)	35,460.00
Total Expense	18,395.57	19,038.01	(642.44)	59,622.23	60,000.00	(377.77)	240,000.00
Net Ordinary Income	907.25	0.01	907.24	683.79	0.00	683.79	0.00
Net Income	907.25	0.01	907.24	683.79	0.00	683.79	0.00

ROOKERY BAY MAINTENANCE, INC.

Reserve Balances

March 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	\$ 4,063.71	\$ (172,234.29)	\$ 267.08	\$ 80,183.31
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	4,063.71	(172,234.29)	267.08	106,921.01

Expense Details

3501 Roofing - Composite Tile	
2/25/23 Colonial Roofing	\$ 121,057.78
3/17/23 Colonial Roofing	\$ 8,421.30
3/31/23 Colonial Roofing Retention	\$ 42,755.21
Total	\$ 172,234.29

Allocation Details

Shared Expense - Pool/Cabana Roofing	4,063.71
Total	4,063.71