

ROOKERY BAY MAINTENANCE, INC.
FINANCIAL REPORTS
April 30, 2023

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 April 30, 2023

	Apr 30, 23
ASSETS	
Current Assets	
Checking/Savings	
1100 · Operating Accounts	
1110 · TRUIST OP2277	70,442.42
1180 · Due To/From Reserves	(93,838.71)
Total 1100 · Operating Accounts	(23,396.29)
1200 · Reserve Accounts	
1210 · TRUIST RES2285	15,987.80
1280 · Due To/From OP	93,838.71
Total 1200 · Reserve Accounts	109,826.51
Total Checking/Savings	86,430.22
Accounts Receivable	
1300 · Accounts Receivable	
1310 · Assessment Receivable	2,537.50
1330 · Shared Expense Receivable	5,621.19
Total 1300 · Accounts Receivable	8,158.69
Total Accounts Receivable	8,158.69
Other Current Assets	
1650 · Prepaid Insurance	58,912.68
Total Other Current Assets	58,912.68
Total Current Assets	153,501.59
TOTAL ASSETS	153,501.59
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
3310 · Prepaid Assessments	2,013.05
3460 · Deferred Assessments	38,076.04
Total Other Current Liabilities	40,089.09
Total Current Liabilities	40,089.09
Long Term Liabilities	
3500 · Reserve Fund	
3501 · Roofing - Composite Tile	80,597.61
3502 · Roofing - Flat	547.00
3503 · Building Restoration/Painting	22,511.00
3504 · Pavement	3,619.90
3505 · Pool Restoration	2,551.00
Total 3500 · Reserve Fund	109,826.51
Total Long Term Liabilities	109,826.51
Total Liabilities	149,915.60
Equity	
3990 · Operating Fund Balance	2,164.86
Net Income	1,421.13
Total Equity	3,585.99
TOTAL LIABILITIES & EQUITY	153,501.59

Rookery Bay Maintenance Inc.
Revenue & Expense Budget Performance

April 2023

	Apr 23	Budget	\$ Over Budget	Jan - Apr 23	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5010 · Maintenance Fees	19,038.01	19,038.01	0.00	76,152.06	76,152.06	0.00	228,456.20
5011 · Reserve Fees	2,885.95	2,885.95	0.00	5,771.90	5,771.90	0.00	11,543.80
5020 · Late Fee Income	37.50	0.00	37.50	75.00	0.00	75.00	0.00
5040 · Reserve Interest	19.55	0.00	19.55	286.63	0.00	286.63	0.00
5045 · Interest	0.71	0.00	0.71	2.15	0.00	2.15	0.00
Total Income	21,981.72	21,923.96	57.76	82,287.74	81,923.96	363.78	240,000.00
Gross Profit	21,981.72	21,923.96	57.76	82,287.74	81,923.96	363.78	240,000.00
Expense							
Master Assoc. Expense							
7110 · Perico Bay Club Associ...	2,592.00	2,592.00	0.00	10,368.00	10,368.00	0.00	31,104.00
Total Master Assoc. Expense	2,592.00	2,592.00	0.00	10,368.00	10,368.00	0.00	31,104.00
Administration							
7115 · Professional Fees	0.00	35.41	(35.41)	0.00	141.66	(141.66)	425.00
7120 · Management Fee	790.00	790.00	0.00	3,160.00	3,160.00	0.00	9,480.00
7121 · Office Expense	198.32	233.34	(35.02)	804.83	933.34	(128.51)	2,800.00
7122 · Fees, Reports, Taxes	249.32	213.75	35.57	946.12	855.00	91.12	2,565.00
Total Administration	1,237.64	1,272.50	(34.86)	4,910.95	5,090.00	(179.05)	15,270.00
Building							
7130 · Building Repair/Maint	620.99	583.34	37.65	2,062.52	2,333.34	(270.82)	7,000.00
7140 · Pest Control	0.00	183.34	(183.34)	910.00	733.34	176.66	2,200.00
Total Building	620.99	766.68	(145.69)	2,972.52	3,066.68	(94.16)	9,200.00
Grounds							
7151 · Grounds Contract	1,080.00	1,148.50	(68.50)	4,460.00	4,594.00	(134.00)	13,782.00
7160 · Irrigation	828.12	92.50	735.62	978.92	370.00	608.92	1,110.00
7161 · Grounds Repair/Maint	775.00	541.66	233.34	1,372.00	2,166.66	(794.66)	6,500.00
7163 · Backflow Testing	0.00	16.66	(16.66)	0.00	66.66	(66.66)	200.00
Total Grounds	2,683.12	1,799.32	883.80	6,810.92	7,197.32	(386.40)	21,592.00
Insurance							
7210 · Wrap/Liability	1,089.40	1,162.50	(73.10)	4,357.60	4,650.00	(292.40)	13,950.00
7215 · Flood Insurance	0.00	882.10	(882.10)	4,161.00	3,528.40	632.60	10,585.20
7220 · Casualty	6,703.54	6,575.00	128.54	26,814.16	26,300.00	514.16	78,900.00
7225 · WC, Mold, Umbrella	242.34	158.34	84.00	969.36	633.34	336.02	1,900.00
Total Insurance	8,035.28	8,777.94	(742.66)	36,302.12	35,111.74	1,190.38	105,335.20
Other							
7980 · Reserve Budgeted Tran...	2,885.95	2,885.95	0.00	5,771.90	5,771.90	0.00	11,543.80
7990 · Reserve Interest Transfer	19.55	0.00	19.55	286.63	0.00	286.63	0.00
Total Other	2,905.50	2,885.95	19.55	6,058.53	5,771.90	286.63	11,543.80
Pool							
7170 · Service Contract	175.00	142.09	32.91	700.00	568.34	131.66	1,705.00
7171 · Repair & Maintenance	0.00	166.66	(166.66)	0.00	666.66	(666.66)	2,000.00
7172 · Water & Electric	460.65	508.34	(47.69)	2,081.67	2,033.34	48.33	6,100.00
7173 · Cleaning	(270.00)	47.09	(317.09)	(135.00)	188.34	(323.34)	565.00
7174 · Permits	0.00	10.41	(10.41)	0.00	41.66	(41.66)	125.00
Total Pool	365.65	874.59	(508.94)	2,646.67	3,498.34	(851.67)	10,495.00
Utilities							
7185 · Electric	117.33	93.75	23.58	545.85	375.00	170.85	1,125.00
7190 · Water/Sewer/Trash	1,116.83	1,261.25	(144.42)	4,070.09	5,045.00	(974.91)	15,135.00
7191 · Cable TV	1,570.04	1,600.00	(29.96)	6,180.96	6,400.00	(219.04)	19,200.00
Total Utilities	2,804.20	2,955.00	(150.80)	10,796.90	11,820.00	(1,023.10)	35,460.00
Total Expense	21,244.38	21,923.98	(679.60)	80,866.61	81,923.98	(1,057.37)	240,000.00
Net Ordinary Income	737.34	(0.02)	737.36	1,421.13	(0.02)	1,421.15	0.00
Net Income	737.34	(0.02)	737.36	1,421.13	(0.02)	1,421.15	0.00

ROOKERY BAY MAINTENANCE, INC.

Reserve Balances

April 30, 2023

	Balance 1/1/23	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
3501 - Roofing - Composite Tile	\$ 247,692.06	\$ 789.50	\$ 4,063.71	\$ (172,234.29)	\$ 286.63	\$ 80,597.61
3502 - Roofing - Flat	462.00	85.00	-	-	-	547.00
3503 - Building Restoration/Painting	18,041.00	4,470.00	-	-	-	22,511.00
3504 - Pavement	3,434.00	185.90	-	-	-	3,619.90
3505 - Pool Restoration	2,309.50	241.50	-	-	-	2,551.00
3509 - Capital Improvements	-	-	-	-	-	-
Total Reserves	\$ 271,938.56	\$ 5,771.90	\$ 4,063.71	\$ (172,234.29)	\$ 286.63	\$ 109,826.51

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