

**ROOKERY BAY MAINTENANCE, INC.**  
**FINANCIAL REPORTS**  
**May 31, 2023**

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

**Rookery Bay Maintenance Inc.**  
**Statement of Assets, Liabilities, & Fund Balance**  
As of May 31, 2023

	May 31, 23
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1100 · Operating Accounts	
1110 · TRUIST OP2277	47,556.29
1180 · Due To/From Reserves	(60,000.00)
<b>Total 1100 · Operating Accounts</b>	(12,443.71)
1200 · Reserve Accounts	
1210 · TRUIST RES2285	49,868.99
1280 · Due To/From OP	60,000.00
<b>Total 1200 · Reserve Accounts</b>	109,868.99
<b>Total Checking/Savings</b>	97,425.28
<b>Accounts Receivable</b>	
1300 · Accounts Receivable	
1310 · Assessment Receivable	2,575.00
1320 · Special Assessment Receivable	28,000.00
1330 · Shared Expense Receivable	1,638.53
<b>Total 1300 · Accounts Receivable</b>	32,213.53
<b>Total Accounts Receivable</b>	32,213.53
<b>Other Current Assets</b>	
1650 · Prepaid Insurance	50,496.58
<b>Total Other Current Assets</b>	50,496.58
<b>Total Current Assets</b>	180,135.39
<b>TOTAL ASSETS</b>	<b>180,135.39</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
3010 · Accounts Payable	285.41
<b>Total Accounts Payable</b>	285.41
<b>Other Current Liabilities</b>	
3110 · 2023 S/A Exterior Painting	
3110.01 · 2023 S/A Painting - Income	48,000.00
<b>Total 3110 · 2023 S/A Exterior Painting</b>	48,000.00
3025 · Suspense	(1,115.00)
3310 · Prepaid Assessments	2,013.05
3460 · Deferred Assessments	19,038.02
<b>Total Other Current Liabilities</b>	67,936.07
<b>Total Current Liabilities</b>	68,221.48
<b>Long Term Liabilities</b>	
3500 · Reserve Fund	109,868.99
<b>Total Long Term Liabilities</b>	109,868.99
<b>Total Liabilities</b>	178,090.47
<b>Equity</b>	
3990 · Operating Fund Balance	2,164.86
Net Income	(119.94)
<b>Total Equity</b>	2,044.92
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>180,135.39</b>

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

May 2023

	May 23	Budget	\$ Over Budget	Jan - May 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	95,190.08	95,190.08	0.00	228,456.20
5011 · Reserve Fees	0.00	0.00	0.00	5,771.90	5,771.90	0.00	11,543.80
5020 · Late Fee Income	37.50	0.00	37.50	112.50	0.00	112.50	0.00
5040 · Reserve Interest	42.48	0.00	42.48	329.11	0.00	329.11	0.00
5045 · Interest	0.58	0.00	0.58	2.73	0.00	2.73	0.00
<b>Total Income</b>	<b>19,118.58</b>	<b>19,038.02</b>	<b>80.56</b>	<b>101,406.32</b>	<b>100,961.98</b>	<b>444.34</b>	<b>240,000.00</b>
<b>Gross Profit</b>	<b>19,118.58</b>	<b>19,038.02</b>	<b>80.56</b>	<b>101,406.32</b>	<b>100,961.98</b>	<b>444.34</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	12,960.00	12,960.00	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>12,960.00</b>	<b>12,960.00</b>	<b>0.00</b>	<b>31,104.00</b>
<b>Administration</b>							
7115 · Professional Fees	0.00	35.42	(35.42)	0.00	177.08	(177.08)	425.00
7120 · Management Fee	790.00	790.00	0.00	3,950.00	3,950.00	0.00	9,480.00
7121 · Office Expense	207.81	233.33	(25.52)	1,012.64	1,166.67	(154.03)	2,800.00
7122 · Fees, Reports, Taxes	268.32	213.75	54.57	1,214.44	1,068.75	145.69	2,565.00
<b>Total Administration</b>	<b>1,266.13</b>	<b>1,272.50</b>	<b>(6.37)</b>	<b>6,177.08</b>	<b>6,362.50</b>	<b>(185.42)</b>	<b>15,270.00</b>
<b>Building</b>							
7130 · Building Repair/Maint	0.00	583.33	(583.33)	2,062.52	2,916.67	(854.15)	7,000.00
7140 · Pest Control	0.00	183.33	(183.33)	910.00	916.67	(6.67)	2,200.00
<b>Total Building</b>	<b>0.00</b>	<b>766.66</b>	<b>(766.66)</b>	<b>2,972.52</b>	<b>3,833.34</b>	<b>(860.82)</b>	<b>9,200.00</b>
<b>Grounds</b>							
7151 · Grounds Contract	1,115.00	1,148.50	(33.50)	5,575.00	5,742.50	(167.50)	13,782.00
7160 · Irrigation	0.00	92.50	(92.50)	978.92	462.50	516.42	1,110.00
7161 · Grounds Repair/Maint	0.00	541.67	(541.67)	1,372.00	2,708.33	(1,336.33)	6,500.00
7163 · Backflow Testing	0.00	16.67	(16.67)	0.00	83.33	(83.33)	200.00
<b>Total Grounds</b>	<b>1,115.00</b>	<b>1,799.34</b>	<b>(684.34)</b>	<b>7,925.92</b>	<b>8,996.66</b>	<b>(1,070.74)</b>	<b>21,592.00</b>
<b>Insurance</b>							
7210 · Wrap/Liability	1,089.40	1,162.50	(73.10)	5,447.00	5,812.50	(365.50)	13,950.00
7215 · Flood Insurance	4,127.00	882.10	3,244.90	8,288.00	4,410.50	3,877.50	10,585.20
7220 · Casualty	6,703.54	6,575.00	128.54	33,517.70	32,875.00	642.70	78,900.00
7225 · WC, Mold, Umbrella	242.34	158.33	84.01	1,211.70	791.67	420.03	1,900.00
<b>Total Insurance</b>	<b>12,162.28</b>	<b>8,777.93</b>	<b>3,384.35</b>	<b>48,464.40</b>	<b>43,889.67</b>	<b>4,574.73</b>	<b>105,335.20</b>
<b>Other</b>							
7980 · Reserve Budgeted Tran...	0.00	0.00	0.00	5,771.90	5,771.90	0.00	11,543.80
7990 · Reserve Interest Transfer	42.48	0.00	42.48	329.11	0.00	329.11	0.00
<b>Total Other</b>	<b>42.48</b>	<b>0.00</b>	<b>42.48</b>	<b>6,101.01</b>	<b>5,771.90</b>	<b>329.11</b>	<b>11,543.80</b>
<b>Pool</b>							
7170 · Service Contract	175.00	142.08	32.92	875.00	710.42	164.58	1,705.00
7171 · Repair & Maintenance	142.71	166.67	(23.96)	142.71	833.33	(690.62)	2,000.00
7172 · Water & Electric	335.17	508.33	(173.16)	2,416.84	2,541.67	(124.83)	6,100.00
7173 · Cleaning	75.00	47.08	27.92	(60.00)	235.42	(295.42)	565.00
7174 · Permits	0.00	10.42	(10.42)	0.00	52.08	(52.08)	125.00
<b>Total Pool</b>	<b>727.88</b>	<b>874.58</b>	<b>(146.70)</b>	<b>3,374.55</b>	<b>4,372.92</b>	<b>(998.37)</b>	<b>10,495.00</b>
<b>Utilities</b>							
7185 · Electric	109.86	93.75	16.11	655.71	468.75	186.96	1,125.00
7190 · Water/Sewer/Trash	1,073.96	1,261.25	(187.29)	5,144.05	6,306.25	(1,162.20)	15,135.00
7191 · Cable TV	1,570.06	1,600.00	(29.94)	7,751.02	8,000.00	(248.98)	19,200.00
<b>Total Utilities</b>	<b>2,753.88</b>	<b>2,955.00</b>	<b>(201.12)</b>	<b>13,550.78</b>	<b>14,775.00</b>	<b>(1,224.22)</b>	<b>35,460.00</b>
<b>Total Expense</b>	<b>20,659.65</b>	<b>19,038.01</b>	<b>1,621.64</b>	<b>101,526.26</b>	<b>100,961.99</b>	<b>564.27</b>	<b>240,000.00</b>
<b>Net Ordinary Income</b>	<b>(1,541.07)</b>	<b>0.01</b>	<b>(1,541.08)</b>	<b>(119.94)</b>	<b>(0.01)</b>	<b>(119.93)</b>	<b>0.00</b>
<b>Net Income</b>	<b>(1,541.07)</b>	<b>0.01</b>	<b>(1,541.08)</b>	<b>(119.94)</b>	<b>(0.01)</b>	<b>(119.93)</b>	<b>0.00</b>

# ROOKERY BAY MAINTENANCE, INC.

## Reserve Balances

May 31, 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)	\$ 329.11	\$ 80,640.09
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	-	-	-	-	-	-
<b>Total Reserves</b>	<b>\$ 271,938.56</b>	<b>\$ 5,771.90</b>	<b>\$ 4,063.71</b>	<b>\$ (172,234.29)</b>	<b>\$ 329.11</b>	<b>\$ 109,868.99</b>

### Expense Details

<b>3501 Roofing - Composite Tile</b>	
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
<b>Total</b>	<b>\$ 172,234.29</b>

### Allocation Details

Shared Expense - Pool/Cabana Roofing	4,063.71
<b>Total</b>	<b>\$ 4,063.71</b>