

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

	Jun 30, 23
ASSETS	
Current Assets	
Checking/Savings	
1100 · Operating Accounts	
1110 · TRUIST OP2277	52,793.04
1180 · Due To/From Reserves	(60,000.00)
Total 1100 · Operating Accounts	(7,206.96)
1200 · Reserve Accounts	
1210 · TRUIST RES2285	49,701.38
1280 · Due To/From OP	60,000.00
Total 1200 · Reserve Accounts	109,701.38
Total Checking/Savings	102,494.42
Accounts Receivable	
1300 · Accounts Receivable	
1320 · Special Assessment Receivable	6,000.00
1330 · Shared Expense Receivable	2,051.92
Total 1300 · Accounts Receivable	8,051.92
Total Accounts Receivable	8,051.92
Other Current Assets	
1650 · Prepaid Insurance	42,080.49
Total Other Current Assets	42,080.49
Total Current Assets	152,626.83
TOTAL ASSETS	152,626.83
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	820.06
Total Accounts Payable	820.06
Other Current Liabilities	
3110 · 2023 S/A Exterior Painting	
3110.01 · 2023 S/A Painting - Income	48,000.00
3110.02 · 2023 S/A Painting - Expenses	(15,713.75)
Total 3110 · 2023 S/A Exterior Painting	32,286.25
3310 · Prepaid Assessments	7,013.05
Total Other Current Liabilities	39,299.30
Total Current Liabilities	40,119.36
Long Term Liabilities	
3500 · Reserve Fund	
3501 · Roofing - Composite Tile	80,472.48
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	109,701.38
Total Long Term Liabilities	109,701.38
Total Liabilities	149,820.74
Equity	
3990 · Operating Fund Balance	2,164.86
Net Income	641.23
Total Equity	2,806.09
TOTAL LIABILITIES & EQUITY	152,626.83

Rookery Bay Maintenance Inc.
Revenue & Expense Budget Performance

June 2023

	Jun 23	Budget	\$ Over Budget	Jan - Jun 23	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5010 · Maintenance Fees	19,038.02	19,038.02	0.00	114,228.10	114,228.10	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	0.00	0.00	0.00	112.50	0.00	112.50	0.00
5040 · Reserve Interest	112.38	0.00	112.38	441.49	0.00	441.49	0.00
5045 · Interest	0.42	0.00	0.42	3.15	0.00	3.15	0.00
Total Income	19,150.82	19,038.02	112.80	120,557.14	120,000.00	557.14	240,000.00
Gross Profit	19,150.82	19,038.02	112.80	120,557.14	120,000.00	557.14	240,000.00
Expense							
Master Assoc. Expense							
7110 · Perico Bay Club Associ...	2,592.00	2,592.00	0.00	15,552.00	15,552.00	0.00	31,104.00
Total Master Assoc. Expense	2,592.00	2,592.00	0.00	15,552.00	15,552.00	0.00	31,104.00
Administration							
7115 · Professional Fees	750.00	35.42	714.58	750.00	212.50	537.50	425.00
7120 · Management Fee	790.00	790.00	0.00	4,740.00	4,740.00	0.00	9,480.00
7121 · Office Expense	134.80	233.33	(98.53)	1,147.44	1,400.00	(252.56)	2,800.00
7122 · Fees, Reports, Taxes	243.31	213.75	29.56	1,457.75	1,282.50	175.25	2,565.00
Total Administration	1,918.11	1,272.50	645.61	8,095.19	7,635.00	460.19	15,270.00
Building							
7130 · Building Repair/Maint	0.00	583.33	(583.33)	2,062.52	3,500.00	(1,437.48)	7,000.00
7140 · Pest Control	550.00	183.33	366.67	1,460.00	1,100.00	360.00	2,200.00
Total Building	550.00	766.66	(216.66)	3,522.52	4,600.00	(1,077.48)	9,200.00
Grounds							
7151 · Grounds Contract	1,115.00	1,148.50	(33.50)	6,690.00	6,891.00	(201.00)	13,782.00
7160 · Irrigation	437.14	92.50	344.64	1,416.06	555.00	861.06	1,110.00
7161 · Grounds Repair/Maint	0.00	541.67	(541.67)	1,372.00	3,250.00	(1,878.00)	6,500.00
7163 · Backflow Testing	0.00	16.67	(16.67)	0.00	100.00	(100.00)	200.00
Total Grounds	1,552.14	1,799.34	(247.20)	9,478.06	10,796.00	(1,317.94)	21,592.00
Insurance							
7210 · Wrap/Liability	1,089.40	1,162.50	(73.10)	6,536.40	6,975.00	(438.60)	13,950.00
7215 · Flood Insurance	0.00	882.10	(882.10)	8,288.00	5,292.60	2,995.40	10,585.20
7220 · Casualty	6,703.54	6,575.00	128.54	40,221.24	39,450.00	771.24	78,900.00
7225 · WC, Mold, Umbrella	242.34	158.33	84.01	1,454.04	950.00	504.04	1,900.00
Total Insurance	8,035.28	8,777.93	(742.65)	56,499.68	52,667.60	3,832.08	105,335.20
Other							
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	112.38	0.00	112.38	441.49	0.00	441.49	0.00
Total Other	112.38	0.00	112.38	6,213.39	5,771.90	441.49	11,543.80
Pool							
7170 · Service Contract	175.00	142.08	32.92	1,050.00	852.50	197.50	1,705.00
7171 · Repair & Maintenance	414.26	166.67	247.59	556.97	1,000.00	(443.03)	2,000.00
7172 · Water & Electric	259.60	508.33	(248.73)	2,676.44	3,050.00	(373.56)	6,100.00
7173 · Cleaning	75.00	47.08	27.92	15.00	282.50	(267.50)	565.00
7174 · Permits	125.17	10.42	114.75	125.17	62.50	62.67	125.00
Total Pool	1,049.03	874.58	174.45	4,423.58	5,247.50	(823.92)	10,495.00
Utilities							
7185 · Electric	108.22	93.75	14.47	763.93	562.50	201.43	1,125.00
7190 · Water/Sewer/Trash	902.43	1,261.25	(358.82)	6,046.48	7,567.50	(1,521.02)	15,135.00
7191 · Cable TV	1,570.06	1,600.00	(29.94)	9,321.08	9,600.00	(278.92)	19,200.00
Total Utilities	2,580.71	2,955.00	(374.29)	16,131.49	17,730.00	(1,598.51)	35,460.00
Total Expense	18,389.65	19,038.01	(648.36)	119,915.91	120,000.00	(84.09)	240,000.00
Net Ordinary Income	761.17	0.01	761.16	641.23	0.00	641.23	0.00
Net Income	761.17	0.01	761.16	641.23	0.00	641.23	0.00

ROOKERY BAY MAINTENANCE, INC.

Reserve Balances

June 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	\$ (172,514.28)	\$ 441.49	\$ 80,472.48
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	<u>\$ 271,938.56</u>	<u>\$ 5,771.90</u>	<u>\$ 4,063.71</u>	<u>\$ (172,514.28)</u>	<u>\$ 441.49</u>	<u>\$ 109,701.38</u>

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
6/8/23 Rosalie Augustine - Fan replaced	\$ 279.99
Total	\$ 172,514.28

Allocation Details

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