

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

	Jul 31, 23
ASSETS	
Current Assets	
Checking/Savings	
1100 · Operating Accounts	
1110 · TRUIST OP2277	90,363.28
1180 · Due To/From Reserves	(60,000.00)
Total 1100 · Operating Accounts	30,363.28
1200 · Reserve Accounts	
1210 · TRUIST RES2285	52,706.15
1280 · Due To/From OP	60,000.00
Total 1200 · Reserve Accounts	112,706.15
Total Checking/Savings	143,069.43
Accounts Receivable	
1300 · Accounts Receivable	
1310 · Assessment Receivable	3,011.95
1320 · Special Assessment Receivable	17,520.00
1330 · Shared Expense Receivable	1,960.04
Total 1300 · Accounts Receivable	22,491.99
Total Accounts Receivable	22,491.99
Other Current Assets	
1650 · Prepaid Insurance	33,664.39
Total Other Current Assets	33,664.39
Total Current Assets	199,225.81
TOTAL ASSETS	199,225.81
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	(950.61)
Total Accounts Payable	(950.61)
Other Current Liabilities	
3110 · 2023 S/A Exterior Painting	32,286.25
3112 · 2023 S/A West Boardwalk Rebuild	11,520.00
3310 · Prepaid Assessments	25.00
3460 · Deferred Assessments	38,076.03
Total Other Current Liabilities	81,907.28
Total Current Liabilities	80,956.67
Long Term Liabilities	
3500 · Reserve Fund	
3501 · Roofing - Composite Tile	80,986.05
3502 · Roofing - Flat	589.50
3503 · Building Restoration/Painting	24,746.00
3504 · Pavement	3,712.85
3505 · Pool Restoration	2,671.75
Total 3500 · Reserve Fund	112,706.15
Total Long Term Liabilities	112,706.15
Total Liabilities	193,662.82
Equity	
3990 · Operating Fund Balance	2,164.86
Net Income	3,398.13
Total Equity	5,562.99
TOTAL LIABILITIES & EQUITY	199,225.81

Rookery Bay Maintenance Inc. Revenue & Expense Budget Performance

July 2023

	Jul 23	Budget	\$ Over Budget	Jan - Jul 23	YTD Budget	\$ Over Budget	Annual Bud...
Ordinary Income/Expense							
Income							
5010 · Maintenance Fees	19,038.02	19,038.01	0.01	133,266.12	133,266.11	0.01	228,456.20
5011 · Reserve Fees	2,885.95	2,885.95	0.00	8,657.85	8,657.85	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	118.82	0.00	118.82	560.31	0.00	560.31	0.00
5045 · Interest	0.75	0.00	0.75	3.90	0.00	3.90	0.00
Total Income	22,043.54	21,923.96	119.58	142,600.68	141,923.96	676.72	240,000.00
Gross Profit	22,043.54	21,923.96	119.58	142,600.68	141,923.96	676.72	240,000.00
Expense							
Master Assoc. Expense							
7110 · Perico Bay Club Association	2,592.00	2,592.00	0.00	18,144.00	18,144.00	0.00	31,104.00
Total Master Assoc. Expense	2,592.00	2,592.00	0.00	18,144.00	18,144.00	0.00	31,104.00
Administration							
7115 · Professional Fees	0.00	35.41	(35.41)	750.00	247.91	502.09	425.00
7120 · Management Fee	790.00	790.00	0.00	5,530.00	5,530.00	0.00	9,480.00
7121 · Office Expense	204.73	233.34	(28.61)	1,352.17	1,633.34	(281.17)	2,800.00
7122 · Fees, Reports, Taxes	243.32	213.75	29.57	1,701.07	1,496.25	204.82	2,565.00
Total Administration	1,238.05	1,272.50	(34.45)	9,333.24	8,907.50	425.74	15,270.00
Building							
7130 · Building Repair/Maint	0.00	583.34	(583.34)	2,062.52	4,083.34	(2,020.82)	7,000.00
7140 · Pest Control	0.00	183.34	(183.34)	1,460.00	1,283.34	176.66	2,200.00
Total Building	0.00	766.68	(766.68)	3,522.52	5,366.68	(1,844.16)	9,200.00
Grounds							
7151 · Grounds Contract	1,115.00	1,148.50	(33.50)	7,805.00	8,039.50	(234.50)	13,782.00
7160 · Irrigation	0.00	92.50	(92.50)	1,416.06	647.50	768.56	1,110.00
7161 · Grounds Repair/Maint	0.00	541.66	(541.66)	1,372.00	3,791.66	(2,419.66)	6,500.00
7163 · Backflow Testing	0.00	16.66	(16.66)	0.00	116.66	(116.66)	200.00
Total Grounds	1,115.00	1,799.32	(684.32)	10,593.06	12,595.32	(2,002.26)	21,592.00
Insurance							
7210 · Wrap/Liability	1,089.40	1,162.50	(73.10)	7,625.80	8,137.50	(511.70)	13,950.00
7215 · Flood Insurance	(1.00)	882.10	(883.10)	8,287.00	6,174.70	2,112.30	10,585.20
7220 · Casualty	6,703.54	6,575.00	128.54	46,924.78	46,025.00	899.78	78,900.00
7225 · WC, Mold, Umbrella	242.34	158.34	84.00	1,696.38	1,108.34	588.04	1,900.00
Total Insurance	8,034.28	8,777.94	(743.66)	64,533.96	61,445.54	3,088.42	105,335.20
Other							
7980 · Reserve Budgeted Transfer	2,885.95	2,885.95	0.00	8,657.85	8,657.85	0.00	11,543.80
7990 · Reserve Interest Transfer	118.82	0.00	118.82	560.31	0.00	560.31	0.00
Total Other	3,004.77	2,885.95	118.82	9,218.16	8,657.85	560.31	11,543.80
Pool							
7170 · Service Contract	175.00	142.09	32.91	1,225.00	994.59	230.41	1,705.00
7171 · Repair & Maintenance	82.19	166.66	(84.47)	639.16	1,166.66	(527.50)	2,000.00
7172 · Water & Electric	303.80	508.34	(204.54)	2,980.24	3,558.34	(578.10)	6,100.00
7173 · Cleaning	215.00	47.09	167.91	230.00	329.59	(99.59)	565.00
7174 · Permits	0.00	10.41	(10.41)	125.17	72.91	52.26	125.00
Total Pool	775.99	874.59	(98.60)	5,199.57	6,122.09	(922.52)	10,495.00
Utilities							
7185 · Electric	107.98	93.75	14.23	871.91	656.25	215.66	1,125.00
7190 · Water/Sewer/Trash	848.51	1,261.25	(412.74)	6,894.99	8,828.75	(1,933.76)	15,135.00
7191 · Cable TV	1,570.06	1,600.00	(29.94)	10,891.14	11,200.00	(308.86)	19,200.00
Total Utilities	2,526.55	2,955.00	(428.45)	18,658.04	20,685.00	(2,026.96)	35,460.00
Total Expense	19,286.64	21,923.98	(2,637.34)	139,202.55	141,923.98	(2,721.43)	240,000.00
Net Ordinary Income	2,756.90	(0.02)	2,756.92	3,398.13	(0.02)	3,398.15	0.00
Net Income	2,756.90	(0.02)	2,756.92	3,398.13	(0.02)	3,398.15	0.00

ROOKERY BAY MAINTENANCE, INC.

Reserve Balances

July 31, 2023

	Balance 1/1/23	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
3501 - Roofing - Composite Tile	\$ 247,692.06	\$ 1,184.25	\$ 4,063.71	\$ (172,514.28)	\$ 560.31	\$ 80,986.05
3502 - Roofing - Flat	462.00	127.50	-	-	-	589.50
3503 - Building Restoration/Painting	18,041.00	6,705.00	-	-	-	24,746.00
3504 - Pavement	3,434.00	278.85	-	-	-	3,712.85
3505 - Pool Restoration	2,309.50	362.25	-	-	-	2,671.75
3509 - Capital Improvements	-	-	-	-	-	-
Total Reserves	<u>\$ 271,938.56</u>	<u>\$ 8,657.85</u>	<u>\$ 4,063.71</u>	<u>\$ (172,514.28)</u>	<u>\$ 560.31</u>	<u>\$ 112,706.15</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
<div style="text-align: right;">Total \$ 172,514.28</div>	

Allocation Details

Shared Expense - Pool/Cabana Roofing	4,063.71
<div style="text-align: right;">Total 4,063.71</div>	