

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

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STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

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RESERVE BALANCES

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

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

	Aug 31, 23
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
1100 · Operating Accounts	
1110 · TRUIST OP2277	88,190.72
1180 · Due To/From Reserves	(60,000.00)
Total 1100 · Operating Accounts	28,190.72
1200 · Reserve Accounts	
1210 · TRUIST RES2285	52,829.39
1280 · Due To/From OP	60,000.00
Total 1200 · Reserve Accounts	112,829.39
Total Checking/Savings	141,020.11
Accounts Receivable	
1300 · Accounts Receivable	
1310 · Assessment Receivable	3,086.95
1320 · Special Assessment Receivable	12,640.00
1330 · Shared Expense Receivable	1,493.63
Total 1300 · Accounts Receivable	17,220.58
Total Accounts Receivable	17,220.58
Other Current Assets	
1650 · Prepaid Insurance	25,248.29
Total Other Current Assets	25,248.29
Total Current Assets	183,488.98
<b>TOTAL ASSETS</b>	<b>183,488.98</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	1,690.40
Total Accounts Payable	1,690.40
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	19,038.01
Total Other Current Liabilities	62,869.26
Total Current Liabilities	64,559.66
Long Term Liabilities	
3500 · Reserve Fund	
3501 · Roofing - Composite Tile	81,109.29
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	112,829.39
Total Long Term Liabilities	112,829.39
Total Liabilities	177,389.05
Equity	
3990 · Operating Fund Balance	2,164.86
Net Income	3,935.07
Total Equity	6,099.93
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>183,488.98</b>

**Rookery Bay Maintenance Inc.**  
**Revenue & Expense Budget Performance**  
 August 2023

	Aug 23	Budget	\$ Over Budg...	Jan - Aug 23	YTD Budget	\$ Over Budg...	Annual Bud...
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
5010 · Maintenance Fees	19,038.02	19,038.02	0.00	152,304.14	152,304.13	0.01	228,456.20
5011 · Reserve Fees	0.00	0.00	0.00	8,657.85	8,657.85	0.00	11,543.80
5020 · Late Fee Income	75.00	0.00	75.00	187.50	0.00	187.50	0.00
5040 · Reserve Interest	123.24	0.00	123.24	683.55	0.00	683.55	0.00
5045 · Interest	0.78	0.00	0.78	4.68	0.00	4.68	0.00
<b>Total Income</b>	<b>19,237.04</b>	<b>19,038.02</b>	<b>199.02</b>	<b>161,837.72</b>	<b>160,961.98</b>	<b>875.74</b>	<b>240,000.00</b>
<b>Gross Profit</b>	<b>19,237.04</b>	<b>19,038.02</b>	<b>199.02</b>	<b>161,837.72</b>	<b>160,961.98</b>	<b>875.74</b>	<b>240,000.00</b>
<b>Expense</b>							
<b>Master Assoc. Expense</b>							
7110 · Perico Bay Club Association	2,592.00	2,592.00	0.00	20,736.00	20,736.00	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>20,736.00</b>	<b>20,736.00</b>	<b>0.00</b>	<b>31,104.00</b>
<b>Administration</b>							
7115 · Professional Fees	0.00	35.42	(35.42)	750.00	283.33	466.67	425.00
7120 · Management Fee	790.00	790.00	0.00	6,320.00	6,320.00	0.00	9,480.00
7121 · Office Expense	383.70	233.33	150.37	1,735.87	1,866.67	(130.80)	2,800.00
7122 · Fees, Reports, Taxes	458.32	213.75	244.57	2,159.39	1,710.00	449.39	2,565.00
<b>Total Administration</b>	<b>1,632.02</b>	<b>1,272.50</b>	<b>359.52</b>	<b>10,965.26</b>	<b>10,180.00</b>	<b>785.26</b>	<b>15,270.00</b>
<b>Building</b>							
7130 · Building Repair/Maint	625.92	583.33	42.59	2,688.44	4,666.67	(1,978.23)	7,000.00
7140 · Pest Control	0.00	183.33	(183.33)	1,460.00	1,466.67	(6.67)	2,200.00
<b>Total Building</b>	<b>625.92</b>	<b>766.66</b>	<b>(140.74)</b>	<b>4,148.44</b>	<b>6,133.34</b>	<b>(1,984.90)</b>	<b>9,200.00</b>
<b>Grounds</b>							
7151 · Grounds Contract	1,115.00	1,148.50	(33.50)	8,920.00	9,188.00	(268.00)	13,782.00
7160 · Irrigation	1,591.74	92.50	1,499.24	3,007.80	740.00	2,267.80	1,110.00
7161 · Grounds Repair/Maint	0.00	541.67	(541.67)	1,372.00	4,333.33	(2,961.33)	6,500.00
7163 · Backflow Testing	0.00	16.67	(16.67)	0.00	133.33	(133.33)	200.00
<b>Total Grounds</b>	<b>2,706.74</b>	<b>1,799.34</b>	<b>907.40</b>	<b>13,299.80</b>	<b>14,394.66</b>	<b>(1,094.86)</b>	<b>21,592.00</b>
<b>Insurance</b>							
7210 · Wrap/Liability	1,089.40	1,162.50	(73.10)	8,715.20	9,300.00	(584.80)	13,950.00
7215 · Flood Insurance	0.00	882.10	(882.10)	8,287.00	7,056.80	1,230.20	10,585.20
7220 · Casualty	6,703.54	6,575.00	128.54	53,628.32	52,600.00	1,028.32	78,900.00
7225 · WC, Mold, Umbrella	242.34	158.33	84.01	1,938.72	1,266.67	672.05	1,900.00
<b>Total Insurance</b>	<b>8,035.28</b>	<b>8,777.93</b>	<b>(742.65)</b>	<b>72,569.24</b>	<b>70,223.47</b>	<b>2,345.77</b>	<b>105,335.20</b>
<b>Other</b>							
7980 · Reserve Budgeted Transfer	0.00	0.00	0.00	8,657.85	8,657.85	0.00	11,543.80
7990 · Reserve Interest Transfer	123.24	0.00	123.24	683.55	0.00	683.55	0.00
<b>Total Other</b>	<b>123.24</b>	<b>0.00</b>	<b>123.24</b>	<b>9,341.40</b>	<b>8,657.85</b>	<b>683.55</b>	<b>11,543.80</b>
<b>Pool</b>							
7170 · Service Contract	175.00	142.08	32.92	1,400.00	1,136.67	263.33	1,705.00
7171 · Repair & Maintenance	141.96	166.67	(24.71)	781.12	1,333.33	(552.21)	2,000.00
7172 · Water & Electric	255.66	508.33	(252.67)	3,235.90	4,066.67	(830.77)	6,100.00
7173 · Cleaning	140.00	47.08	92.92	370.00	376.67	(6.67)	565.00
7174 · Permits	0.00	10.42	(10.42)	125.17	83.33	41.84	125.00
<b>Total Pool</b>	<b>712.62</b>	<b>874.58</b>	<b>(161.96)</b>	<b>5,912.19</b>	<b>6,996.67</b>	<b>(1,084.48)</b>	<b>10,495.00</b>
<b>Utilities</b>							
7185 · Electric	107.49	93.75	13.74	979.40	750.00	229.40	1,125.00
7190 · Water/Sewer/Trash	594.73	1,261.25	(666.52)	7,489.72	10,090.00	(2,600.28)	15,135.00
7191 · Cable TV	1,570.06	1,600.00	(29.94)	12,461.20	12,800.00	(338.80)	19,200.00
<b>Total Utilities</b>	<b>2,272.28</b>	<b>2,955.00</b>	<b>(682.72)</b>	<b>20,930.32</b>	<b>23,640.00</b>	<b>(2,709.68)</b>	<b>35,460.00</b>
<b>Total Expense</b>	<b>18,700.10</b>	<b>19,038.01</b>	<b>(337.91)</b>	<b>157,902.65</b>	<b>160,961.99</b>	<b>(3,059.34)</b>	<b>240,000.00</b>
<b>Net Ordinary Income</b>	<b>536.94</b>	<b>0.01</b>	<b>536.93</b>	<b>3,935.07</b>	<b>(0.01)</b>	<b>3,935.08</b>	<b>0.00</b>
<b>Net Income</b>	<b>536.94</b>	<b>0.01</b>	<b>536.93</b>	<b>3,935.07</b>	<b>(0.01)</b>	<b>3,935.08</b>	<b>0.00</b>

# ROOKERY BAY MAINTENANCE, INC.

## Reserve Balances

August 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)	\$ 683.55	\$ 81,109.29
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	-	-	-	-	-	-
<b>Total Reserves</b>	<b>\$ 271,938.56</b>	<b>\$ 8,657.85</b>	<b>\$ 4,063.71</b>	<b>\$ (172,514.28)</b>	<b>\$ 683.55</b>	<b>\$ 112,829.39</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
6/8/23 Rosalie Augustine - Fan replaced	\$ 279.99
<b>Total</b>	<b>\$ 172,514.28</b>

### Allocation Details

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