

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

	Oct 31, 23
ASSETS	
Current Assets	
Checking/Savings	
1100 · Operating Accounts	
1110 · TRUIST OP2277	100,754.76
1180 · Due To/From Reserves	(60,000.00)
Total 1100 · Operating Accounts	40,754.76
1200 · Reserve Accounts	
1210 · TRUIST RES2285	54,708.75
1280 · Due To/From OP	60,000.00
Total 1200 · Reserve Accounts	114,708.75
Total Checking/Savings	155,463.51
Accounts Receivable	
1300 · Accounts Receivable	
1310 · Assessment Receivable	5,075.00
1320 · Special Assessment Receivable	2,531.60
1330 · Shared Expense Receivable	1,489.66
Total 1300 · Accounts Receivable	9,096.26
Total Accounts Receivable	9,096.26
Other Current Assets	
1650 · Prepaid Insurance	8,416.10
Total Other Current Assets	8,416.10
Total Current Assets	172,975.87
TOTAL ASSETS	172,975.87
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	739.63
Total Accounts Payable	739.63
Other Current Liabilities	
3110 · 2023 S/A Exterior Painting	858.75
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	50,479.78
Total Current Liabilities	51,219.41
Long Term Liabilities	
3500 · Reserve Fund	114,708.75
Total Long Term Liabilities	114,708.75
Total Liabilities	165,928.16
Equity	
3990 · Operating Fund Balance	2,164.86
Net Income	4,882.85
Total Equity	7,047.71
TOTAL LIABILITIES & EQUITY	172,975.87

Rookery Bay Maintenance Inc.
Revenue & Expense Budget Performance

October 2023

	Oct 23	Budget	\$ Over Bud...	Jan - Oct 23	YTD Budget	\$ Over Bud...	Annual Bud...
Ordinary Income/Expense							
Income							
5010 · Maintenance Fees	19,038.02	19,038.01	0.01	190,380.17	190,380.16	0.01	228,456.20
5011 · Reserve Fees	2,885.95	2,885.95	0.00	11,543.80	11,543.80	0.00	11,543.80
5020 · Late Fee Income	126.60	0.00	126.60	314.10	0.00	314.10	0.00
5040 · Reserve Interest	123.87	0.00	123.87	926.96	0.00	926.96	0.00
5045 · Interest	1.00	0.00	1.00	6.40	0.00	6.40	0.00
Total Income	22,175.44	21,923.96	251.48	203,171.43	201,923.96	1,247.47	240,000.00
Gross Profit	22,175.44	21,923.96	251.48	203,171.43	201,923.96	1,247.47	240,000.00
Expense							
Master Assoc. Expense							
7110 · Perico Bay Club Association	2,592.00	2,592.00	0.00	25,920.00	25,920.00	0.00	31,104.00
Total Master Assoc. Expense	2,592.00	2,592.00	0.00	25,920.00	25,920.00	0.00	31,104.00
Administration							
7115 · Professional Fees	0.00	35.41	(35.41)	750.00	354.16	395.84	425.00
7120 · Management Fee	790.00	790.00	0.00	7,900.00	7,900.00	0.00	9,480.00
7121 · Office Expense	215.93	233.34	(17.41)	2,081.32	2,333.34	(252.02)	2,800.00
7122 · Fees, Reports, Taxes	243.31	213.75	29.56	2,646.02	2,137.50	508.52	2,565.00
Total Administration	1,249.24	1,272.50	(23.26)	13,377.34	12,725.00	652.34	15,270.00
Building							
7130 · Building Repair/Maint	350.00	583.34	(233.34)	3,038.44	5,833.34	(2,794.90)	7,000.00
7140 · Pest Control	0.00	183.34	(183.34)	2,010.00	1,833.34	176.66	2,200.00
Total Building	350.00	766.68	(416.68)	5,048.44	7,666.68	(2,618.24)	9,200.00
Grounds							
7151 · Grounds Contract	1,115.00	1,148.50	(33.50)	11,150.00	11,485.00	(335.00)	13,782.00
7160 · Irrigation	0.00	92.50	(92.50)	3,007.80	925.00	2,082.80	1,110.00
7161 · Grounds Repair/Maint	0.00	541.66	(541.66)	1,372.00	5,416.66	(4,044.66)	6,500.00
7163 · Backflow Testing	0.00	16.66	(16.66)	0.00	166.66	(166.66)	200.00
Total Grounds	1,115.00	1,799.32	(684.32)	15,529.80	17,993.32	(2,463.52)	21,592.00
Insurance							
7210 · Wrap/Liability	1,089.41	1,162.50	(73.09)	10,894.01	11,625.00	(730.99)	13,950.00
7215 · Flood Insurance	4,128.00	882.10	3,245.90	12,415.00	8,821.00	3,594.00	10,585.20
7220 · Casualty	6,703.54	6,575.00	128.54	67,035.40	65,750.00	1,285.40	78,900.00
7225 · WC, Mold, Umbrella	242.34	158.34	84.00	2,423.40	1,583.34	840.06	1,900.00
Total Insurance	12,163.29	8,777.94	3,385.35	92,767.81	87,779.34	4,988.47	105,335.20
Other							
7980 · Reserve Budgeted Transfer	2,885.95	2,885.95	0.00	11,543.80	11,543.80	0.00	11,543.80
7990 · Reserve Interest Transfer	123.87	0.00	123.87	926.96	0.00	926.96	0.00
Total Other	3,009.82	2,885.95	123.87	12,470.76	11,543.80	926.96	11,543.80
Pool							
7170 · Service Contract	175.00	142.09	32.91	1,750.00	1,420.84	329.16	1,705.00
7171 · Repair & Maintenance	194.81	166.66	28.15	975.93	1,666.66	(690.73)	2,000.00
7172 · Water & Electric	278.48	508.34	(229.86)	3,755.72	5,083.34	(1,327.62)	6,100.00
7173 · Cleaning	75.00	47.09	27.91	520.00	470.84	49.16	565.00
7174 · Permits	0.00	10.41	(10.41)	125.17	104.16	21.01	125.00
Total Pool	723.29	874.59	(151.30)	7,126.82	8,745.84	(1,619.02)	10,495.00
Utilities							
7185 · Electric	114.90	93.75	21.15	1,207.29	937.50	269.79	1,125.00
7190 · Water/Sewer/Trash	904.94	1,261.25	(356.31)	9,263.57	12,612.50	(3,348.93)	15,135.00
7191 · Cable TV	1,570.06	1,600.00	(29.94)	15,576.75	16,000.00	(423.25)	19,200.00
Total Utilities	2,589.90	2,955.00	(365.10)	26,047.61	29,550.00	(3,502.39)	35,460.00
Total Expense	23,792.54	21,923.98	1,868.56	198,288.58	201,923.98	(3,635.40)	240,000.00
Net Ordinary Income	(1,617.10)	(0.02)	(1,617.08)	4,882.85	(0.02)	4,882.87	0.00
Net Income	(1,617.10)	(0.02)	(1,617.08)	4,882.85	(0.02)	4,882.87	0.00

ROOKERY BAY MAINTENANCE, INC.

Reserve Balances

October 31, 2023

	Balance 1/1/23	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
3501 - Roofing - Composite Tile	\$ 247,692.06	\$ 1,579.00	\$ 4,063.71	\$ (172,514.28)	\$ 926.96	\$ 81,747.45
3502 - Roofing - Flat	462.00	170.00	-	-	-	632.00
3503 - Building Restoration/Painting	18,041.00	8,940.00	-	(1,250.00)	-	25,731.00
3504 - Pavement	3,434.00	371.80	-	-	-	3,805.80
3505 - Pool Restoration	2,309.50	483.00	-	-	-	2,792.50
3509 - Capital Improvements	-	-	-	-	-	-
Total Reserves	<u>\$ 271,938.56</u>	<u>\$ 11,543.80</u>	<u>\$ 4,063.71</u>	<u>\$ (173,764.28)</u>	<u>\$ 926.96</u>	<u>\$ 114,708.75</u>

Expense Details

<u>3501 Roofing - Composite Tile</u>	
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
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Total	\$ 172,514.28

Allocation Details

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

3503 Building Restoration/Painting

9/30/23 AtoZ Handyman	\$ 1,250.00
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