

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

	Sep 30, 23
ASSETS	
Current Assets	
Checking/Savings	
1100 · Operating Accounts	
1110 · TRUIST OP2277	95,473.46
1180 · Due To/From Reserves	(58,750.00)
Total 1100 · Operating Accounts	36,723.46
1200 · Reserve Accounts	
1210 · TRUIST RES2285	52,948.93
1280 · Due To/From OP	58,750.00
Total 1200 · Reserve Accounts	111,698.93
Total Checking/Savings	148,422.39
Accounts Receivable	
1300 · Accounts Receivable	
1320 · Special Assessment Receivable	6,320.00
1330 · Shared Expense Receivable	1,348.98
Total 1300 · Accounts Receivable	7,668.98
Total Accounts Receivable	7,668.98
Other Current Assets	
1650 · Prepaid Insurance	16,832.19
Total Other Current Assets	16,832.19
Total Current Assets	172,923.56
TOTAL ASSETS	172,923.56
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	32,656.07
Total Accounts Payable	32,656.07
Other Current Liabilities	
3110 · 2023 S/A Exterior Painting	858.75
3112 · 2023 S/A West Boardwalk Rebuild	11,520.00
3310 · Prepaid Assessments	7,525.00
Total Other Current Liabilities	19,903.75
Total Current Liabilities	52,559.82
Long Term Liabilities	
3500 · Reserve Fund	111,698.93
Total Long Term Liabilities	111,698.93
Total Liabilities	164,258.75
Equity	
3990 · Operating Fund Balance	2,164.86
Net Income	6,499.95
Total Equity	8,664.81
TOTAL LIABILITIES & EQUITY	172,923.56

Rookery Bay Maintenance Inc.
Revenue & Expense Budget Performance

September 2023

	Sep 23	Budget	\$ Over Bud...	Jan - Sep 23	YTD Budget	\$ Over Bud...	Annual Bu...
Ordinary Income/Expense							
Income							
5010 · Maintenance Fees	19,038.01	19,038.02	(0.01)	171,342.15	171,342.15	0.00	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	0.00	0.00	0.00	187.50	0.00	187.50	0.00
5040 · Reserve Interest	119.54	0.00	119.54	803.09	0.00	803.09	0.00
5045 · Interest	0.72	0.00	0.72	5.40	0.00	5.40	0.00
Total Income	19,158.27	19,038.02	120.25	180,995.99	180,000.00	995.99	240,000.00
Gross Profit	19,158.27	19,038.02	120.25	180,995.99	180,000.00	995.99	240,000.00
Expense							
Master Assoc. Expense							
7110 · Perico Bay Club Association	2,592.00	2,592.00	0.00	23,328.00	23,328.00	0.00	31,104.00
Total Master Assoc. Expense	2,592.00	2,592.00	0.00	23,328.00	23,328.00	0.00	31,104.00
Administration							
7115 · Professional Fees	0.00	35.42	(35.42)	750.00	318.75	431.25	425.00
7120 · Management Fee	790.00	790.00	0.00	7,110.00	7,110.00	0.00	9,480.00
7121 · Office Expense	129.52	233.33	(103.81)	1,865.39	2,100.00	(234.61)	2,800.00
7122 · Fees, Reports, Taxes	243.32	213.75	29.57	2,402.71	1,923.75	478.96	2,565.00
Total Administration	1,162.84	1,272.50	(109.66)	12,128.10	11,452.50	675.60	15,270.00
Building							
7130 · Building Repair/Maint	0.00	583.33	(583.33)	2,688.44	5,250.00	(2,561.56)	7,000.00
7140 · Pest Control	550.00	183.33	366.67	2,010.00	1,650.00	360.00	2,200.00
Total Building	550.00	766.66	(216.66)	4,698.44	6,900.00	(2,201.56)	9,200.00
Grounds							
7151 · Grounds Contract	1,115.00	1,148.50	(33.50)	10,035.00	10,336.50	(301.50)	13,782.00
7160 · Irrigation	0.00	92.50	(92.50)	3,007.80	832.50	2,175.30	1,110.00
7161 · Grounds Repair/Maint	0.00	541.67	(541.67)	1,372.00	4,875.00	(3,503.00)	6,500.00
7163 · Backflow Testing	0.00	16.67	(16.67)	0.00	150.00	(150.00)	200.00
Total Grounds	1,115.00	1,799.34	(684.34)	14,414.80	16,194.00	(1,779.20)	21,592.00
Insurance							
7210 · Wrap/Liability	1,089.40	1,162.50	(73.10)	9,804.60	10,462.50	(657.90)	13,950.00
7215 · Flood Insurance	0.00	882.10	(882.10)	8,287.00	7,938.90	348.10	10,585.20
7220 · Casualty	6,703.54	6,575.00	128.54	60,331.86	59,175.00	1,156.86	78,900.00
7225 · WC, Mold, Umbrella	242.34	158.33	84.01	2,181.06	1,425.00	756.06	1,900.00
Total Insurance	8,035.28	8,777.93	(742.65)	80,604.52	79,001.40	1,603.12	105,335.20
Other							
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	119.54	0.00	119.54	803.09	0.00	803.09	0.00
Total Other	119.54	0.00	119.54	9,460.94	8,657.85	803.09	11,543.80
Pool							
7170 · Service Contract	175.00	142.08	32.92	1,575.00	1,278.75	296.25	1,705.00
7171 · Repair & Maintenance	0.00	166.67	(166.67)	781.12	1,500.00	(718.88)	2,000.00
7172 · Water & Electric	241.34	508.33	(266.99)	3,477.24	4,575.00	(1,097.76)	6,100.00
7173 · Cleaning	75.00	47.08	27.92	445.00	423.75	21.25	565.00
7174 · Permits	0.00	10.42	(10.42)	125.17	93.75	31.42	125.00
Total Pool	491.34	874.58	(383.24)	6,403.53	7,871.25	(1,467.72)	10,495.00
Utilities							
7185 · Electric	112.99	93.75	19.24	1,092.39	843.75	248.64	1,125.00
7190 · Water/Sewer/Trash	868.91	1,261.25	(392.34)	8,358.63	11,351.25	(2,992.62)	15,135.00
7191 · Cable TV	1,545.49	1,600.00	(54.51)	14,006.69	14,400.00	(393.31)	19,200.00
Total Utilities	2,527.39	2,955.00	(427.61)	23,457.71	26,595.00	(3,137.29)	35,460.00
Total Expense	16,593.39	19,038.01	(2,444.62)	174,496.04	180,000.00	(5,503.96)	240,000.00
Net Ordinary Income	2,564.88	0.01	2,564.87	6,499.95	0.00	6,499.95	0.00
Net Income	2,564.88	0.01	2,564.87	6,499.95	0.00	6,499.95	0.00

ROOKERY BAY MAINTENANCE, INC.

Reserve Balances

September 30, 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)	\$ 803.09	\$ 81,228.83
3502 - Roofing - Flat	462.00	127.50	-	-	-	589.50
3503 - Building Restoration/Painting	18,041.00	6,705.00	-	(1,250.00)	-	23,496.00
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	\$ 271,938.56	\$ 8,657.85	\$ 4,063.71	\$ (173,764.28)	\$ 803.09	\$ 111,698.93

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

3503 Building Restoration/Painting

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