



The Rookery

The Rookery Community Association, Inc.
Since 4-13-87

To Management
The Rookery Community Association, Inc.
Fort Myers, FL

Management is responsible for the accompanying financial statements of The Rookery Community Association, Inc. (a homeowners association), which comprise the balance sheet as of December 31, 2022 and the income statement for the twelve months then ended in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with Statement on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

Accounting principles generally accepted in the United States of America require that deferred income taxes be recognized for the tax effects of differences between the financial and tax bases of assets and liabilities and for operating losses and tax credits that are available to offset future taxable income. The Company has not recorded deferred taxes in the accompanying financial statements. Management has not determined the effect of this departure on the financial statements.

Management has elected to omit substantially all the disclosures and the statement of cash flows required by accounting principles generally accepted in the United States of America. If the omitted disclosures and statement of cash flows were included in the financial statements, they might influence the user's conclusions about the Company's financial position, results of operations, and cash flows. Accordingly, the financial statements are not designed for those who are not informed about such matters.

The attached proposed budget of the Association does not provide for reserve accounts for capital expenditures and deferred maintenance that may result in special assessments. Homeowners may elect to provide for reserve accounts pursuant to Sec 720.303(6), Florida Statutes upon obtaining the approval of a majority of the total voting interests of the association by vote of the members at a meeting or by written consent.

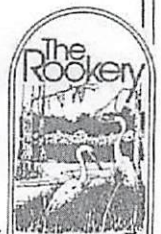
We are not independent in relationship to The Rookery Community Association, Inc.



Certified Public Accountants

January 14, 2023
Fort Myers, FL

6687 Kestrel Circle • Fort Myers, FL 33966-1364
(239) 939-1188 • Fax (239) 939-1283



The Rookery Community Association, Inc.
Balance Sheet
As of December 31, 2022

	<u>Dec 31, 22</u>
ASSETS	
Current Assets	
Checking/Savings	
104 · Cash-First Citizens Checking	36,666.27
Total Checking/Savings	<u>36,666.27</u>
Accounts Receivable	
120 · Accounts Receivable	3,175.00
Total Accounts Receivable	<u>3,175.00</u>
Total Current Assets	39,841.27
Other Assets	
190 · Deposits-Utilities	550.00
Total Other Assets	<u>550.00</u>
TOTAL ASSETS	<u><u>40,391.27</u></u>
LIABILITIES & EQUITY	
Equity	
310 · General Fund	29,326.74
Net Income	11,064.53
Total Equity	<u>40,391.27</u>
TOTAL LIABILITIES & EQUITY	<u><u>40,391.27</u></u>

01/14/23

The Rookery Community Association, Inc.
Profit & Loss
January through December 2022

	<u>Jan - Dec 22</u>
Ordinary Income/Expense	
Income	
400 · Assessment Income	39,600.00
408 · Late fees Income	725.00
Total Income	<u>40,325.00</u>
Gross Profit	40,325.00
Expense	
500 · Accounting	4,800.00
503 · Bank Charges	0.00
505 · Entrance Maintenance	3,510.00
510 · Insurance	2,584.49
515 · Lake Maintenance	1,722.00
525 · Lawn Maintenance	7,260.31
525.02 · Lawn Maintenance-Fertilizer	810.00
530 · Legal	382.61
535 · Licenses	61.25
541 · Office Expenses	667.22
543 · Postage	437.43
570 · Utilities	7,025.16
Total Expense	<u>29,260.47</u>
Net Ordinary Income	<u>11,064.53</u>
Net Income	<u><u>11,064.53</u></u>

**The Rookery Community Association, Inc.
2023 Operating Budget
January through December 2023**

	Operating
Ordinary Income/Expense	
Income	
Assessment Income	39,600.00
Total Income	39,600.00
Gross Profit	39,600.00
Expense	
Preserve Maintenance	
Accounting	4,800.00
Entrance Maintenance	3,720.00
Entrance Plants	2,800.00
Insurance	2,584.00
Hurricane Cleanup	7,107.00
Lake Maintenance	1,730.00
Lawn Maintenance	7,526.00
Lawn Maintenance Fertilizer	810.00
Legal Fees	1,000.00
Taxes	61.00
Postage	437.00
Utilities	7,025.00
Total Expense	39,600.00
Net Ordinary Income	-
Net Income	-