

Rookery Bay Maintenance, Inc.
Approved Budget
January 1, 2021 - December 31, 2021

	2020 Approved Budget	2021 Approved Budget
Income		
5010 · Maintenance Fees	154,800	167,919
5010 · Reserve Fees	18,000	19,281
5012 · Special Assessment Roof	0	24,000
5030 · Application Fees	0	0
5040 · Reserve Interest	0	0
5045 · Interest	0	0
5050 · Miscellaneous	5,000	0
Total Income	177,800	211,200
EXPENSE		
Master Assoc. Expense		
7110 · Perico Bay Club Association	25,344	25,344
Total Master Assoc. Expense	25,344	25,344
Administration		
7115 · Professional Fees	300	500
7120 · Management Fee	5,400	7,500
7121 · Office Expense	800	1,000
7122 · Fees, Reports, Taxes	200	350
Total Administration	6,700	9,350
Building		
7130 · Building Repair/Maint	6,000	6,000
7140 · Pest Control	2,500	2,200
Total Building	8,500	8,200
Grounds		
7151 · Grounds Contract	11,400	13,380
7160 · Irrigation	550	1,000
7161 · Grounds Repair/Maint	6,850	8,500
7162 · Shrub/Mulch Replacement	1,000	0
7163 · Backflow Testing	200	200
Total Grounds	20,000	23,080
Insurance		
7210 · Wrap/Liability	3,850	5,400
7215 · Flood Insurance	9,300	9,347
7220 · Casualty	39,436	44,564
7225 · WC, Mold, Umbrella	2,475	2,730
Total Insurance	55,061	62,041
Pool		
7170 · Service Contract	1,440	1,500
7171 · Repair & Maintenance	3,600	2,000
7172 · Water & Electric	5,000	5,150
7173 · Cleaning	1,080	500
7174 · Permits	125	125
Total Pool	11,245	9,275
Utilities		
7185 · Electric	900	800
7190 · Water/Sewer/Trash	14,325	12,829
7191 · Cable TV	16,115	17,000
Total Utilities	31,340	30,629
Other		
7980 · Reserve Budgeted Transfer	18,000	19,281
7990 · Reserve Interest Transfer	0	0
7995 · S/A Transfer to Reserves	0	24,000
Total Other	18,000	43,281
TOTAL EXPENSES	176,190	211,200

QUARTERLY ASSESSMENT	2020	2021
MAINTENANCE	\$ 1,612.50	\$ 1,749.16
RESERVES	\$ 187.50	\$ 200.85
TOTAL	\$ 1,800.00	\$ 1,950.00

Special Assessment Due By 9/30/21	\$ 1,000.00	\$ 1,000.00
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Total Units 24
Times Paid Per Year 4

APPROVED BUDGET FOR THE PERIOD
January 1, 2021 - December 31, 2021
DESIGNATED RESERVES

PERCENT FUNDING	PERCENT FUNDING
100.00%	44.33%

		1	2	3	4	5	6	7	8	9	10	11	12
		ESTIMATED LIFE EXPECTANCY	ESTIMATED REMAINING LIFE	ESTIMATED REPLACEMENT COST	BEGINNING BALANCE 1/1/2020	ASSESSMENTS COLLECTED 2020	ESTIMATED EXPENDITURES 2020	TRANSFERS 2020	ESTIMATED BALANCE 12/31/2020	ADDITIONAL RESERVE REQUIREMENT	ANNUAL RESERVE REQUIRED	REDUCED ANNUAL FUNDING	COST/ UNIT/ QTR
ACCT#	ASSET												
3501	Roofing - Composite Tile	46	17	430,000	0	24,000	0	23,576	47,576	382,424	22,496	9,972	103.88
3502	Roofing - Flat	40	20	20,000	0	0	0	0	0	20,000	1,000	443	4.62
3503	Building Restoration/Painting	10	3	75,000	0	0	0	20,000	20,000	55,000	18,333	8,127	84.66
3504	Pavement	20	9	20,000	0	0	0	5,000	5,000	15,000	1,667	739	7.70
3504	Capital Improvements	1	1	0	54,877	18,000	24,436	-48,441	0	0	0	0	0.00
3599	Interest					135	0	-135	0	0	0	0	0.00
				545,000	54,877	42,135	24,436	0	72,576	472,424	43,495	19,281	200.85

Note: Roofing - Composite Tile funded by 2020 Special Assessment