

**ROOKERY BAY MAINTENANCE, INC.**  
**FINANCIAL REPORTS**  
**September 30, 2020**

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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, 2020

	Sep 30, 20
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1100 · Operating Accounts	
1110 · BB&T OP2277	74,574.85
1180 · Due To/From Reserves	372.00
<b>Total 1100 · Operating Accounts</b>	74,946.85
1200 · Reserve Accounts	
1210 · BB&T RES2285	6,858.40
1220 · Res CD 43126446 M&I 7/19	23,920.16
1230 · BankUnited 4584 9/19	6,868.50
1240 · Bank United 4592 9/19	6,801.45
1280 · Due To/From OP	(372.00)
<b>Total 1200 · Reserve Accounts</b>	44,076.51
<b>Total Checking/Savings</b>	119,023.36
<b>Accounts Receivable</b>	
1300 · Accounts Receivable	
1310 · Assessment Receivable	(16,075.00)
1320 · Special Assessment Receivable	2,040.00
<b>Total 1300 · Accounts Receivable</b>	(14,035.00)
<b>Total Accounts Receivable</b>	(14,035.00)
<b>Total Current Assets</b>	104,988.36
<b>TOTAL ASSETS</b>	<b>104,988.36</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
3010 · Accounts Payable	1,555.32
<b>Total Accounts Payable</b>	1,555.32
<b>Total Current Liabilities</b>	1,555.32
<b>Long Term Liabilities</b>	
3500 · Reserve Fund	44,076.51
<b>Total Long Term Liabilities</b>	44,076.51
<b>Total Liabilities</b>	45,631.83
<b>Equity</b>	
3990 · Operating Fund Balance	3,577.84
Net Income	55,778.69
<b>Total Equity</b>	59,356.53
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>104,988.36</b>

**Rookery Bay Maintenance Inc.**  
**Revenue & Expense Budget Performance**  
**September 2020**

	Sep 20	Budget	\$ Over Budget	Jan - Sep 20	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
5010 · Maintenance Fees	0.00	0.00	0.00	126,000.00	129,600.00	(3,600.00)	172,800.00
5012 · Special Assessment Roof	9,000.00	0.00	9,000.00	22,000.00	0.00	22,000.00	0.00
5020 · Late Fee Income	40.00	0.00	40.00	40.00	0.00	40.00	0.00
5030 · Application Fees	0.00	0.00	0.00	603.99	0.00	603.99	0.00
5040 · Reserve Interest	0.06	0.00	0.06	71.21	0.00	71.21	0.00
5045 · Interest	0.41	0.00	0.41	2.87	0.00	2.87	0.00
5050 · Miscellaneous	0.00	416.67	(416.67)	0.00	3,749.99	(3,749.99)	5,000.00
<b>Total Income</b>	<b>9,040.47</b>	<b>416.67</b>	<b>8,623.80</b>	<b>148,718.07</b>	<b>133,349.99</b>	<b>15,368.08</b>	<b>177,800.00</b>
<b>Expense</b>							
<b>Master Assoc. Expense</b>							
7110 · Perico Bay Club Associ...	2,112.00	2,112.00	0.00	19,008.00	19,008.00	0.00	25,344.00
<b>Total Master Assoc. Expense</b>	<b>2,112.00</b>	<b>2,112.00</b>	<b>0.00</b>	<b>19,008.00</b>	<b>19,008.00</b>	<b>0.00</b>	<b>25,344.00</b>
<b>Administration</b>							
7115 · Professional Fees	0.00	25.00	(25.00)	695.00	225.00	470.00	300.00
7120 · Management Fee	700.00	450.00	250.00	5,348.70	4,050.00	1,298.70	5,400.00
7121 · Office Expense	43.25	66.67	(23.42)	1,212.73	599.99	612.74	800.00
7122 · Fees, Reports, Taxes	0.00	16.67	(16.67)	122.50	149.99	(27.49)	200.00
<b>Total Administration</b>	<b>743.25</b>	<b>558.34</b>	<b>184.91</b>	<b>7,378.93</b>	<b>5,024.98</b>	<b>2,353.95</b>	<b>6,700.00</b>
<b>Building</b>							
7130 · Building Repair/Maint	0.00	500.00	(500.00)	668.80	4,500.00	(3,831.20)	6,000.00
7140 · Pest Control	110.00	208.33	(98.33)	1,570.00	1,875.01	(305.01)	2,500.00
<b>Total Building</b>	<b>110.00</b>	<b>708.33</b>	<b>(598.33)</b>	<b>2,238.80</b>	<b>6,375.01</b>	<b>(4,136.21)</b>	<b>8,500.00</b>
<b>Grounds</b>							
7151 · Grounds Contract	1,085.00	950.00	135.00	9,765.00	8,550.00	1,215.00	11,400.00
7160 · Irrigation	99.34	45.83	53.51	1,007.53	412.51	595.02	550.00
7161 · Grounds Repair/Maint	168.00	570.83	(402.83)	1,653.21	5,137.51	(3,484.30)	6,850.00
7162 · Shrub/Mulch Replaceme...	0.00	83.33	(83.33)	2,312.50	750.01	1,562.49	1,000.00
7163 · Backflow Testing	0.00	16.67	(16.67)	0.00	149.99	(149.99)	200.00
<b>Total Grounds</b>	<b>1,352.34</b>	<b>1,666.66</b>	<b>(314.32)</b>	<b>14,738.24</b>	<b>15,000.02</b>	<b>(261.78)</b>	<b>20,000.00</b>
<b>Insurance</b>							
7210 · Wrap/Liability	0.00	320.83	(320.83)	4,438.47	2,887.51	1,550.96	3,850.00
7215 · Flood Insurance	0.00	775.00	(775.00)	3,196.00	6,975.00	(3,779.00)	9,300.00
7220 · Casualty	0.00	3,286.33	(3,286.33)	0.00	29,577.01	(29,577.01)	39,436.00
7225 · WC, Mold, Umbrella	0.00	206.25	(206.25)	0.00	1,856.25	(1,856.25)	2,475.00
<b>Total Insurance</b>	<b>0.00</b>	<b>4,588.41</b>	<b>(4,588.41)</b>	<b>7,634.47</b>	<b>41,295.77</b>	<b>(33,661.30)</b>	<b>55,061.00</b>
<b>Other</b>							
7980 · Reserve Budgeted Tran...	0.00	0.00	0.00	13,500.00	13,500.00	0.00	18,000.00
7990 · Reserve Interest Transfer	0.06	0.00	0.06	71.21	0.00	71.21	0.00
<b>Total Other</b>	<b>0.06</b>	<b>0.00</b>	<b>0.06</b>	<b>13,571.21</b>	<b>13,500.00</b>	<b>71.21</b>	<b>18,000.00</b>
<b>Pool</b>							
7170 · Service Contract	120.00	120.00	0.00	1,080.00	1,080.00	0.00	1,440.00
7171 · Repair & Maintenance	54.95	300.00	(245.05)	728.63	2,700.00	(1,971.37)	3,600.00
7172 · Water & Electric	655.56	416.67	238.89	4,054.99	3,749.99	305.00	5,000.00
7173 · Cleaning	0.00	90.00	(90.00)	0.00	810.00	(810.00)	1,080.00
7174 · Permits	0.00	10.42	(10.42)	0.00	93.74	(93.74)	125.00
<b>Total Pool</b>	<b>830.51</b>	<b>937.09</b>	<b>(106.58)</b>	<b>5,863.62</b>	<b>8,433.73</b>	<b>(2,570.11)</b>	<b>11,245.00</b>
<b>Utilities</b>							
7185 · Electric	61.01	75.00	(13.99)	551.24	675.00	(123.76)	900.00
7190 · Water/Sewer/Trash	934.35	1,193.75	(259.40)	9,426.77	10,743.75	(1,316.98)	14,325.00
7191 · Cable TV	1,420.11	1,342.92	77.19	12,528.10	12,086.24	441.86	16,115.00
<b>Total Utilities</b>	<b>2,415.47</b>	<b>2,611.67</b>	<b>(196.20)</b>	<b>22,506.11</b>	<b>23,504.99</b>	<b>(998.88)</b>	<b>31,340.00</b>
<b>Total Expense</b>	<b>7,563.63</b>	<b>13,182.50</b>	<b>(5,618.87)</b>	<b>92,939.38</b>	<b>132,142.50</b>	<b>(39,203.12)</b>	<b>176,190.00</b>
<b>Net Ordinary Income</b>	<b>1,476.84</b>	<b>(12,765.83)</b>	<b>14,242.67</b>	<b>55,778.69</b>	<b>1,207.49</b>	<b>54,571.20</b>	<b>1,610.00</b>
<b>Net Income</b>	<b>1,476.84</b>	<b>(12,765.83)</b>	<b>14,242.67</b>	<b>55,778.69</b>	<b>1,207.49</b>	<b>54,571.20</b>	<b>1,610.00</b>

# ROOKERY BAY MAINTENANCE, INC.

## Reserve Balances

September 30, 2020

	Balance 1/1/20	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
<b>3500 - Reserve Funds</b>	\$ 54,877.39	13,500.00		(24,436.00)		43,941.39
<b>Interest</b>	-	-			135.12	135.12
<b>Total Reserves</b>	<u>\$ 54,877.39</u>	<u>13,500.00</u>	<u>-</u>	<u>(24,436.00)</u>	<u>135.12</u>	<u>44,076.51</u>

**Expense Details**

1/17/20 West Bay	\$ 5,365.00
1/27/20 La Pensee	\$ 13,663.00
2/25/20 Shewski Roofing - Roof Repairs	\$ 5,408.00
<b>Total</b>	<b>\$ 24,436.00</b>

**Allocation Details**

	\$ 0.00
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